



16 Millers Way, Middleton Cheney, Banbury, Oxon OX17 2GA
£425,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An extremely well presented detached family home located within this sought after well served village.

Entrance hall | Living room | Kitchen/family/dining room | Cloakroom/utility | Ground floor study | Master bedroom with en-suite | Three further double bedrooms | Bathroom | Enclosed rear garden | Garden to front | Driveway | Tandem garage | Double glazing | Gas central heating

Providing well-proportioned accommodation throughout and located within walking distance of the village amenities, a stone built four bedroom detached house benefiting from a tandem garage and is located on this popular development.

Ground Floor

Canopy porch.

Front door.

Entrance hall: Stairs rising off to first floor. Tiled flooring. Useful understairs storage cupboard.

Cloakroom/WC/utility: Low level WC. Pedestal hand basin. Tiling to splashback areas. Work surface, free space and plumbing for washing machine under. Further base unit. Tiled flooring. Extractor.

Living room: To front aspect with walk-in bay window. Fully glazed doors giving access to kitchen/family/dining room.

Kitchen/family/dining room: Also access from the hallway. Matching flooring. Kitchen area has comprehensive range of contemporary wall and base units. Granite work surfaces. Integrated five ring gas hob with extractor over. Integrated stainless steel double oven and grill. Integrated fridge/freezer. Integrated dishwasher. Cupboard housing gas boiler for domestic hot water and central heating. Casement doors in the family/dining area giving access to the garden. Windows overlooking the garden. Fully glazed doors giving access to the living room.

Study: Double glazed window to front aspect.

First Floor

Landing: Access to insulated loft. Airing cupboard housing hot tank and immersion heater.

Master bedroom: To front aspect with walk-in bay window. Fitted wardrobes.

En-suite: Modern suite comprising of panelled bath (not a regular size) thermostatic shower unit over. Pedestal hand basin. Low level WC. Complementary tiling to splashback areas. Tiled flooring. Heated towel rail. Extractor.

Three further double bedrooms.

Family bathroom: Modern white suite comprising of panelled bath. Pedestal hand basin. Low level WC. Complementary tiling to splashback areas. Tiled flooring. Heated towel rail. Extractor.

Outside

Rear garden: West facing rear garden, enclosed by fencing and stone and brick walls. Laid to lawn. Patio area. Raised vegetable patch. Shrubs and bushes. The garden measures approximately 30 ft sq. Access front to back via gate.

Front: Open plan area laid to lawn, shrubs and bushes. Pathway to front door.

Side: Tarmac driveway providing off road parking for two vehicles. Leading to stone detached tandem garage with metal up and over door to front. Light and power connected. Pitched roof for storage. Door giving access to garden.

There is a communal service charge of £250.00 per annum.

Middleton Cheney

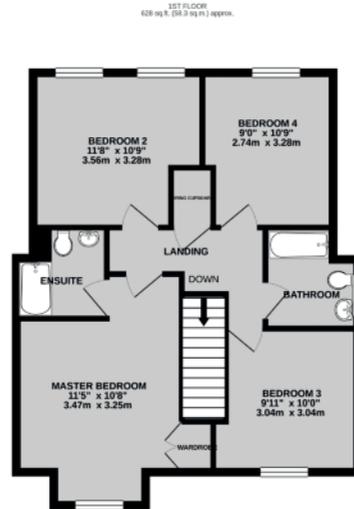
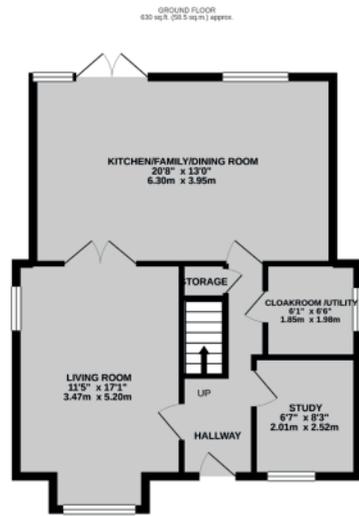
Middleton Cheney lies approximately three miles east of Banbury and 2 miles east of Junction 11 of the M40. There is easy access to Banbury railway station with regular trains to London and Birmingham. Within the village amenities include primary and secondary schooling, nursery and pre-school, library, mini-supermarket, chemist, post office and shops. There is a bus service, church and public house.

Services: All
Council Tax Banding: E
Authority: South Northants Council

Directions: From Banbury Cross proceed to Junction 11 of M40, at the motorway roundabout take the third turning onto the A422. At the next roundabout take the first turning onto the B4525 Banbury Lane and Millers Way is on the right hand side.

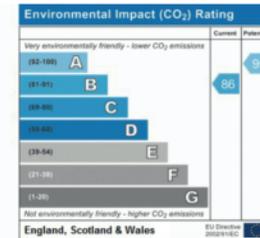
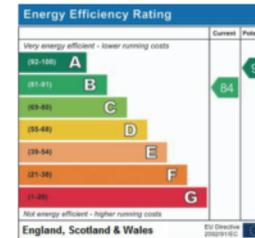






TOTAL FLOOR AREA: 1543 sq ft (143.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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