



48 Chacombe Road, Middleton Cheney, Banbury OX17 2QU  
Guide Price £610,000

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings



## *Impressive four bedroom detached family home in popular village location.*

**Entrance hall | Cloakroom | Living room | Dining room | Kitchen/breakfast room | Utility room | Integral double garage | Four bedrooms, en-suite to master | Family bathroom | Impressive rear garden backing onto farmland | Substantial driveway | Gas central heating | Recently fitted double glazing**

Located in the much sought after village of Middleton Cheney is this impressive four bedroom detached family home. The property benefits from an established good size rear garden backing onto farmland as well as two reception rooms, ample driveway, four bedrooms with en-suite to master bedroom.

### **Ground Floor**

Composite door.

**Entrance hallway:** stairs rising to first floor. Radiator. Good size understairs storage cupboard.

**Cloakroom:** Two piece white suite comprising of low level WC and wash handbasin. Radiator. Tile splashback. UPVC double glazed obscured window to front aspect.

**Living room:** Spacious living room. Living flame gas fire with wooden surround. Floor to ceiling double glazed triple panel sliding door opening onto garden which provides an excellent amount of light into the living area.  
From the living area, double doors leading into;

**Dining room:** UPVC double glazed window to front aspect. Radiator. Open fire with stone surround.

**Kitchen/breakfast room:** A range of base and eye level units. Laminate worktop. Built-in sink unit. Built-in fridge. Space for free standing cooker. Tile splashbacks. UPVC double glazed window overlooking rear garden. Tile effect laminate flooring. Space for table and chairs. Radiator. Door to;

**Utility room:** Base and eye level units. Laminate worktop. Built-in sink unit. Plumbing and space for washing machine. Space for dishwasher/dryer. Tile splashbacks. UPVC double glazed window overlooking rear garden. Tile effect laminate wood flooring. Radiator. Door to integral garage.

**Integral garage:** Recently fitted electric roller garage door. Power and light connected. Floor standing Potterton boiler (serviced yearly by the current owners). Wall mounted modern trip switch fuse box.

Off of the utility room is a **rear lobby** area ideal for boots and coats. Tile effect laminate flooring. Radiator. UPVC double glazed windows to rear and side aspects. UPVC double glazed door leading to garden.

### **First Floor**

**Landing:** Split level staircase. UPVC double glazed window overlooking front aspect. Access to loft. Airing cupboard housing hot water tank. Radiator.

**Master bedroom:** Benefiting from lots of natural light with windows to front, side and rear aspects with views over open countryside. Built-in wardrobes with sliding mirrored doors. Radiator. Door to **en-suite**. Three piece white suite comprising of low level WC, wash handbasin and double shower cubicle with Triton electric shower over. Fully tiled walls. UPVC double glazed obscured window to rear aspect. Heated towel rail.

**Bedroom two:** Good size double bedroom with large UPVC double glazed window to front aspect. Radiator.

**Bedroom three:** Double bedroom with UPVC double glazed window overlooking rear garden and views over open countryside. Radiator.

**Bedroom four:** Single bedroom with UPVC double glazed window overlooking rear garden and views over open countryside.

**Family bathroom:** Three piece white suite comprising of low level WC, wash handbasin with built-in storage underneath and panelled bath with mixer tap and shower attachment over and electric shower. Fully tiled walls. Heated towel rail. UPVC double glazed obscured window to rear aspect.

### **Outside**

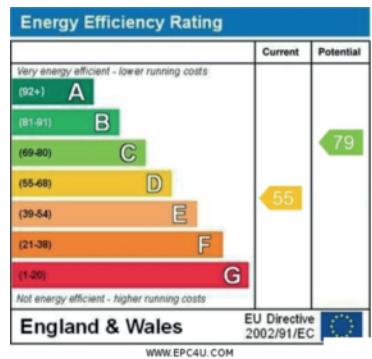
**Front:** **Driveway** for approximately four/five vehicles, the rest is laid to lawn with well-stocked mature flower and shrub borders. The driveway could be extended if required. The garden is enclosed by hedging and brick wall with double gated access.

**Rear garden:** Measuring approximately 67 ft in length x approximately 51 ft in width. Mature and established garden enclosed by hedgerow and fencing giving a good degree of privacy. Ornamental pond. The garden is stocked with flowers, trees and shrubs with a large laid to lawn area and good size patio immediately outside the living room doors. Secondary patio to the rear enclosed to provide extra privacy from neighbouring properties. Rockery with mature flowers and shrubs. Outside tap. Paved patio with timber shed. Further shed. Gated side access. To the rear of the garden is gate providing access to a local bridleway.

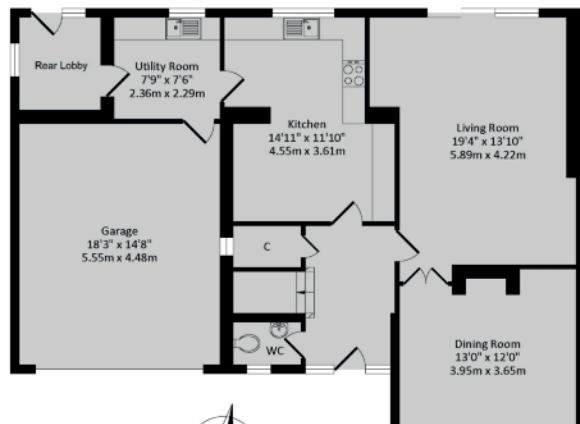
**Services:** All **Council Tax Banding:** F  
**Authority:** South Northants Council







Ground Floor  
1102 sq.ft. (102.40 sq.m.) approx.



First Floor  
727 sq.ft. (67.50 sq.m.) approx.



**TOTAL APPROX. FLOOR AREA 1829 sq.ft. (169.90 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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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