



46 Horton Drive, Middleton Cheney, Banbury, Oxon OX17 2LN  
£315,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*Well presented three bedroom semi-detached village home.*

**Entrance hallway | Kitchen/breakfast room | Cloakroom |  
Living/dining room | Conservatory | Three bedrooms |  
Re-fitted bathroom | Loft room | Garage | Pleasant rear  
garden | Driveway**

Located in the much sought after village of Middleton Cheney is this well presented three bedroom semi-detached home benefiting from pleasant rear garden, recently fitted bathroom, and large loft room ideal for home office. Middleton Cheney offers many facilities including well regarded primary and secondary schools, shops, public houses and church.

### Ground Floor

Access via UPVC double glazed front door to;

**Entrance hall:** Tiled flooring. Stairs rising to first floor. Understairs storage cupboard.

**Kitchen:** A range of modern base and eye level units. Laminate worktop. Built-in sink unit with swan neck tap. Space for washing machine. Space for dishwasher. Space for Range cooker. Space for under counter fridge. Cupboard housing Worcester combi boiler (installed in May 2020). UPVC double glazed window to front aspect. Laminate wood flooring. Radiator. Door to garage.

**Garage:** Recently fitted double opening doors. Single glazed wooden door and window into garden. Power and light connected.

**Cloakroom:** Low level WC. Wash handbasin. Tiled flooring.

**Living/dining room:** Laminate wood flooring. Radiator. UPVC double glazed window overlooking rear garden. UPVC double glazed window and door into conservatory.

**Conservatory:** Brick and UPVC construction with polycarbonate roof. Windows on all side and double doors opening onto rear garden. Tiled flooring with underfloor heating.

### First Floor

**Landing:** Airing cupboard.

**Bedroom one:** Double bedroom which is full width of the property. Large UPVC double glazed window to front aspect. Two radiators. Stairs leading to loft room.

**Bedroom two:** Double bedroom with UPVC double glazed window overlooking rear aspect. Radiator.

**Bedroom three:** Single bedroom with UPVC double glazed window to rear aspect. Radiator.

**Bathroom:** Re-fitted in 2019. Three piece white suite comprising of low level WC, wash handbasin with waterfall tap and built-in storage underneath and P-shaped bath with waterfall tap. Bar rainfall shower with separate shower attachment. Tiled flooring. Fully tiled walls. Heated towel rail. UPVC double glazed obscured window to side aspect.

**Loft room: Ideal home office.** Two Velux windows. Various built-in eaves storage cupboards. Radiator. Further storage cupboard.

### Outside

**Front:** Block paved driveway for approximately two vehicles. Flower and shrub border.

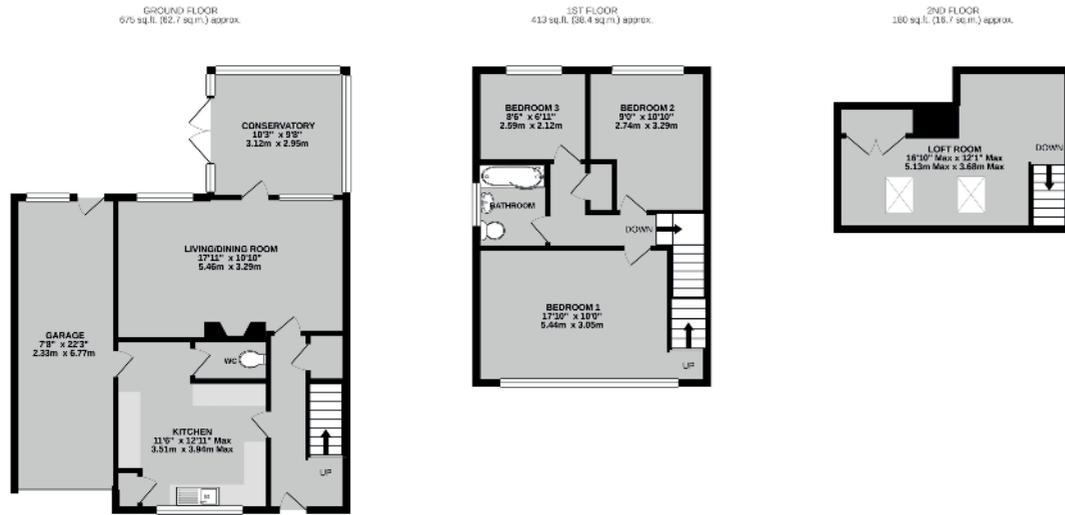
**Rear garden:** Decked seating area. Raised fish pond. The rest of the garden is mostly laid to lawn with further shingle and patio areas. The garden is enclosed by timber panel fencing. Outside lights. Various flower and shrub borders.

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

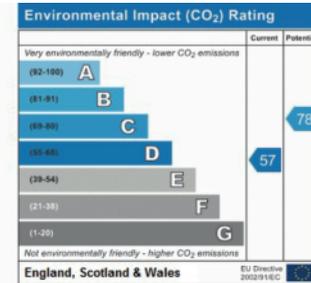
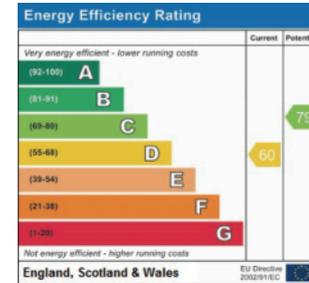
**Directions:** From Banbury Cross proceed east towards the M40 motorway junction. Cross over at the round-about heading towards Brackley / Northampton. At the next roundabout take the second right into the village of Middleton Cheney. Continue along this road, passing the shops on the right and primary school on the left. Take the second right into Horton Road and first left into Horton Drive.







TOTAL FLOOR AREA: 1268 sq.ft. (117.8 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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