



MAXWELLS



**4 Stanwell Lea, Middleton Cheney, Banbury, Northamptonshire. OX17 2RG**  
**Guide Price £475,000 - Freehold**



## PROPERTY DESCRIPTION

Beautifully presented with fantastic extensions to the ground and first floor plus a large, well maintained rear garden in Middleton Cheney make this a wonderful family home. Offered with a stunning 22'6" x 20' kitchen/dining/family room at the rear, four large bedrooms with an en suite to the master bedroom plus downstairs loo and utility room. This really is a special property and needs to be viewed.

The property is set back from the road with a garden laid mainly to lawn and driveway to the side where you can find access to the rear garden and garage (now converted to storage space). The front door opens into a good sized hallway with stairs rising to the first floor landing and doors opening to the sitting room, kitchen/dining/family room and downstairs w.c. The sitting room is situated on the front of the house with a large double glazed window and chimney breast. The heart of the house is the fantastic kitchen/dining/family room on the rear with bifold doors opening to the lovely rear garden. There is plenty of natural light provided by the windows and bifold doors plus three roof light windows. The utility room is located off the kitchen with plumbing for a washing machine and window.

To the first floor are four very good sized bedrooms plus access to the loft space. The master bedroom has a well appointed en suite shower room while the family bathroom is fitted with an attractive, white suite.

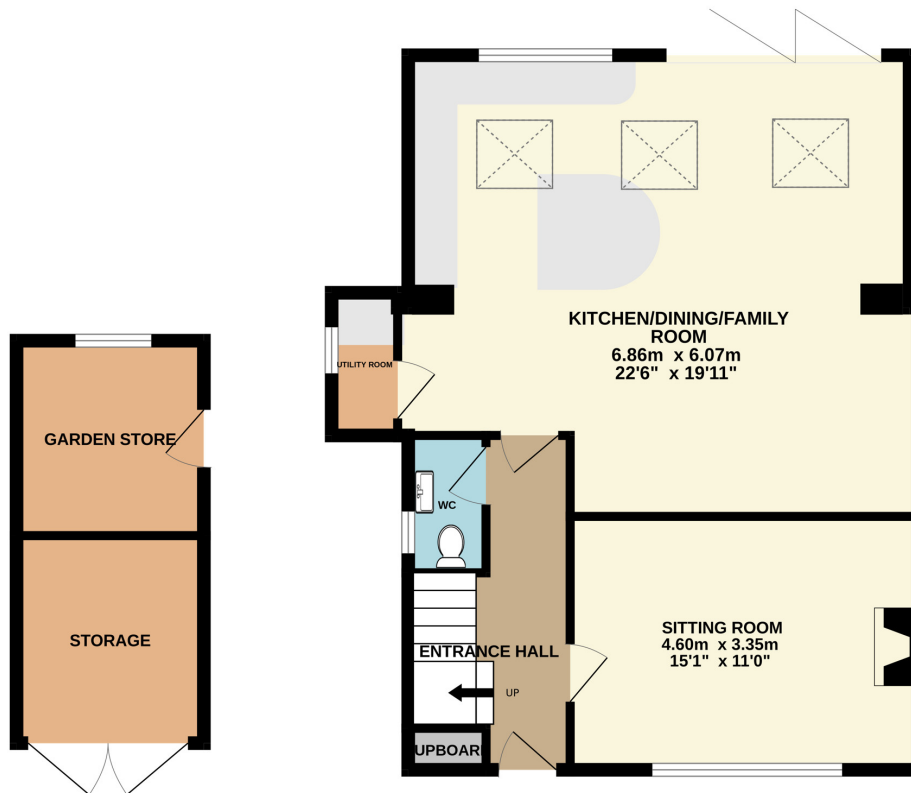
The rear garden is beautifully maintained and enclosed by timber fencing. It is laid mainly to lawn with attractive flowers and shrubs to the border plus a generous patio adjacent to the rear of the house. The original garage has been converted into two separate garden stores with the rear section being perfect to further convert into a home office or studio.

The house is connected to all mains services including gas, electricity, water and drainage. The heating system is gas fire central heating provided by a Worcester Bosch combination boiler. The council tax is band C and is situated within South Northants council.

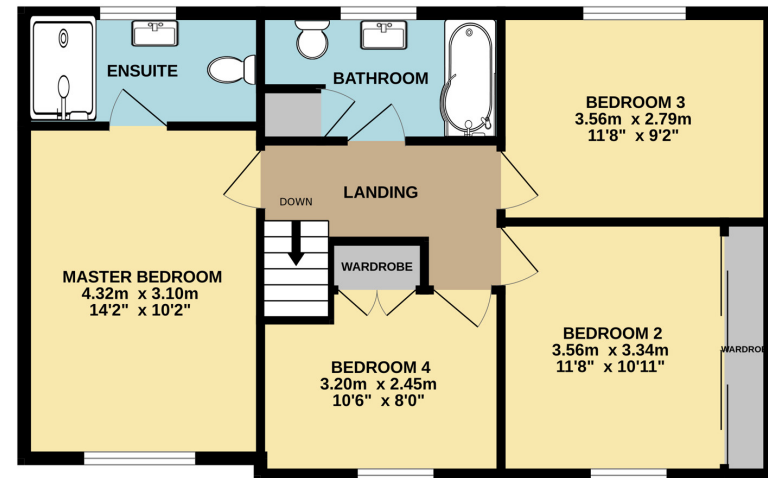
## POINTS OF INTEREST

- Ground & First Floor Extensions
- Four Bedrooms
- 22' x 20' Kitchen/Dining/Family Room
- Sitting Room
- En Suite To Master Bedroom
- Downstairs W.C.
- Utility Room
- Driveway
- Garden Store
- Large & Well Maintained Rear Garden

GROUND FLOOR  
77.3 sq.m. (832 sq.ft.) approx.



1ST FLOOR  
59.4 sq.m. (640 sq.ft.) approx.



TOTAL FLOOR AREA : 136.7 sq.m. (1471 sq.ft.) 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.  
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