



15 Poppy Field Way, Middleton Cheney, Banbury, OX17 2SN
£620,000

**Stanbra
Powell**

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Property Lettings





An impressive five bedroom stone built detached executive home enjoying private road location within this sought after village.

Spacious entrance hall | Living room | Open plan kitchen/family/dining room | Utility room | Further sitting room | Study | Five first floor bedrooms, two en-suites | Family bathroom | Double garage | Driveway | South facing rear garden | Garden to front

Offered in excellent decorative order throughout and providing spacious accommodation, a substantial detached house located on this popular development on the edge of this well served village.

Ground Floor

Recessed porch.
Front door.

Spacious entrance hall: Stairs rising off to first floor. Useful understairs storage cupboard.

Cloakroom: Pedestal handbasin and low level WC. Tiling to splashback areas. Tiled flooring.

Living room: To rear aspect. Casement doors giving access to garden.

Kitchen/family/dining room: Kitchen area comprises of inset sink unit and drainer. Comprehensive range of contemporary wall and base units with complementary work surfaces. Integrated fridge/freezer. Integrated dishwasher. Integrated six ring stainless steel AEG gas hob with extractor over. Integrated stainless steel AEG double oven and grill. Feature island unit. Tiled flooring throughout. Feature walk-in bay window with windows overlooking the garden, double glazed casement doors giving access to garden. Useful store cupboards. Door to;

Utility: Stainless steel inset sink unit and drainer. Free space for tumble dryer. Cupboard housing gas boiler for domestic hot water and central heating. Integrated washing machine. Range of wall and base units. Keypad for alarm system. Door to side aspect.

Further sitting room: Walk-in bay window to front aspect. Access from the hallway and kitchen/breakfast room.

Study: Double glazed window to front aspect.

First Floor

Landing: Galleried landing with access to loft which has light and power and is partly boarded. Airing cupboard housing hot tank and immersion heater.

Master bedroom: Fitted wardrobes. Double glazed window to front. Door to;

En-suite: Comprising of panelled bath, double width shower cubicle with thermostatic shower, pedestal handbasin and low level WC. All walls being fully tiled. Extractor. Heated towel rail. Tiled flooring.

Bedroom two: Generous double bedroom to rear aspect.

En-suite: Double width shower cubicle with thermostatic shower, pedestal handbasin and low level WC. Tiling to splashback areas. Tiled flooring. Extractor. Heated towel rail.

Bedroom three: Double bedroom to front aspect.

Bedroom four: Double bedroom to rear aspect.

Bedroom five: Single bedroom to front aspect.

Bathroom: Comprising of panelled bath, fully tiled shower cubicle, pedestal handbasin and low level WC. Tiling to splashback areas. Extractor. Tiled flooring.

Agents Note

The property benefits from CCTV and alarm system.

Outside

South facing rear garden: Enclosed by stone walling and fencing giving a good degree of privacy. Predominately laid to lawn. Patio area. Raised secluded decking area with inset lighting. Outside tap. The garden measures approximately 40ft x 30ft.

Front: Areas laid to shingle. Shrubs and bushes. Pathway to front door. **Block paved driveway** to the side providing off road parking for several vehicles leading to garage.

Detached double garage with pitched roof for storage via pull down ladder. Light and power. Two up and over doors. Personal door giving access to garden.

Energy efficiency rating: 86 | B

Services: All Council Tax Banding: G

Authority: South Northants Council

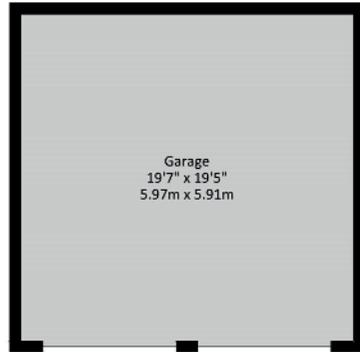
Directions: From Banbury Cross proceed east to Junction 11 (M40); continue over onto the A422 Brackley Road and the Brackley bypass. At the second roundabout take the second turn left onto the Main Road passing the library and village green, turn left into Waters Lane, left into Remembrance Way and Poppy Field Way is on the right hand side.



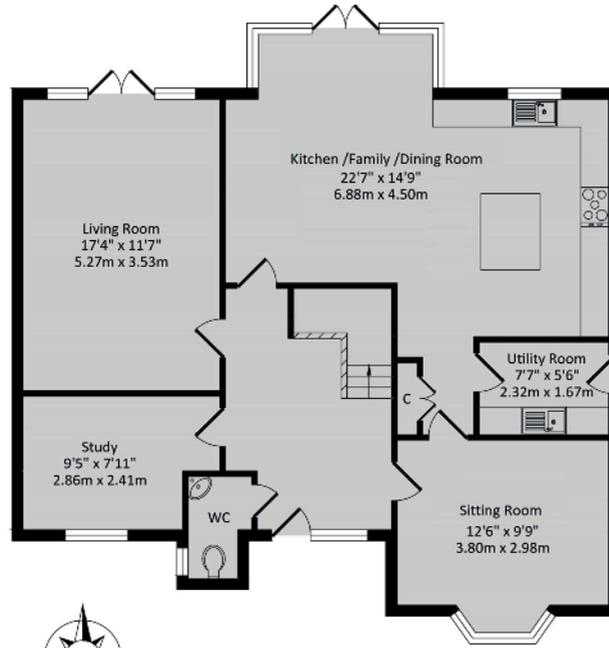




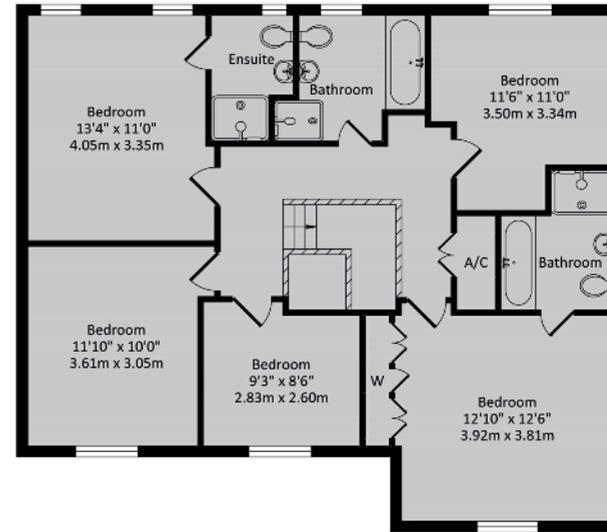
Garage
380 sq.ft. (35.30 sq.m.) approx.



Ground Floor
991 sq.ft. (92.10 sq.m.) approx.



1st Floor
935 sq.ft. (86.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 2307 sq.ft. (214.30 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.

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