



21 The Moors Drive, Middleton Cheney, Banbury, Oxon OX17 2PN
£750,000 Freehold

**Stanbra
Powell**

Estate Agents
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Property Lettings





An imposing individual detached house offering excellent size and versatile accommodation throughout, enjoying a larger than average plot and complemented by a private rear garden.

Spacious entrance hall | Cloakroom/WC | Open-plan kitchen/dining/family room | Sitting room | Study | Utility | First floor master bedroom with dressing area and en-suite | Three further double bedrooms | Bathroom | Double garage | Driveway | Gardens to front, rear and side

Having been renovated to a high specification in recent years, a four double bedroom detached house enjoying a no-through road position within this sought after village. The property provides 2146 sq ft of accommodation and boasts an impressive open-plan kitchen/family/dining room.

Ground Floor

Composite front door.

Spacious entrance hall: Stairs rising to first floor. Polished concrete flooring throughout the ground floor.

Cloakroom/WC: White suite comprising of handbasin and vanity unit, low level WC. Extractor fan.

Open-plan kitchen/dining/family room: Kitchen area comprising of comprehensive range of contemporary wall and base units with Corian work surfaces. Integrated sink unit and drainer. Integrated dishwasher. Integrated full height fridge. Feature island unit with induction hob and extractor. Feature bi-fold corner doors leading to matching polished concrete patio. Windows to front. Windows to side overlooking garden and to rear. Door to study.

Study: Window to front aspect. Windows overlooking garden.

Sitting room/Bedroom five: Overlooks rear garden.

Utility: Range of store cupboards. Free space and plumbing for washing machine. Space for tumble dryer. Door giving access to rear garden.

First Floor

Landing: Access to loft via pull down ladder. Airing cupboard housing hot water tank and immersion heater.

Master bedroom: Double bedroom with window to front aspect. Walkway through to dressing room. Door to en-suite.

En-suite: Walk-in shower cubicle, handbasin with inset vanity unit and low level WC. Heated towel rail.

Bedroom two: Generous double bedroom to rear aspect with windows overlooking garden.

Bedroom three: Double bedroom to rear aspect overlooking garden. Fitted wardrobes.

Bedroom four: Double bedroom to front aspect.

Bathroom: White suite fitted to a high specification. Free standing oval bath, fully tiled shower cubicle, handbasin with inset vanity unit and low level WC. Further tiling to splashback areas. Extractor fan.

Agents Note

Gas radiator heating with 'Zonal' underfloor heating to the ground floor with controls in the study, kitchen, hallway and sitting room. Radiators to first floor bedrooms.

All doors are Oak.

Windows are all double glazed.

Outside

Integral garage: Remote control electric up and over door. Light and power. Wall mounted Worcester gas boiler for domestic hot water and central heating.

Rear garden: Fully enclosed by close board fencing giving a good degree of privacy. Feature polished concrete patio. Large areas laid to lawn. Areas laid to shingle. Fully stocked with flowers, shrubs and bushes. Substantial heated garden pavilion with light and power points. Further patio area. Access front to back via wooden gate. The garden measures approximately 90 ft in width x 35 ft average depth. Outside tap. Outside power points.

Block paved driveway to the front providing off road parking for several vehicles. Areas laid to shingle. Areas laid to lawn. Fencing to side boundaries.

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



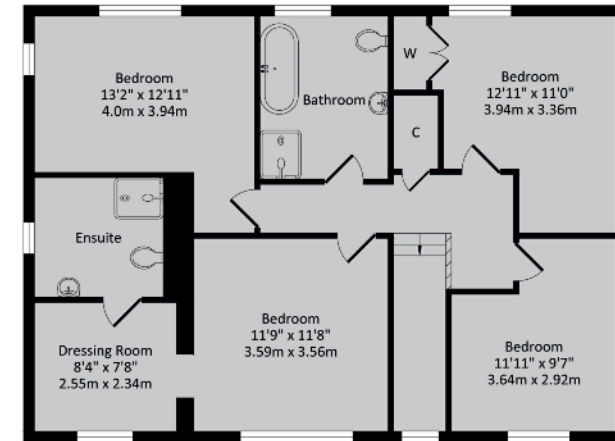


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	74 → 79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Ground Floor
 1286 sq.ft. (119.50 sq.m.) approx.



First Floor
 860 sq.ft. (79.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 2146 sq.ft. (199.40 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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Viewing: Through appointment with Stanbra Powell

