



Connells

Slade Leas
Middleton Cheney Banbury



Property Description

Tucked away at the end of a quiet cul-de-sac, this impressive and substantially extended detached family home offers remarkable space across three floors, thoughtfully designed to accommodate modern family living.

The current owners have made further improvements since purchasing, including high-quality oak internal doors and updated finishes that enhance the property's warm and contemporary feel.

The ground floor features a welcoming entrance hall, cloakroom/WC, utility room and a formal dining/play room, complemented by a generous sitting room. The heart of the home is the outstanding open-plan kitchen with dining and seating areas, complete with skylights that flood the room with natural light — a perfect space for everyday family life and entertaining.

Across the first and second floors are six well-proportioned bedrooms (five of which are doubles), including one with an en-suite shower room. A family bathroom and an additional guest shower room ensure excellent practicality for busy households.

Outside, the lovely rear garden provides an inviting area for relaxation, outdoor dining,

and play. To the front, the extensive driveway offers parking for up to six cars, in addition to a double garage.

A rare opportunity to secure a spacious, well-presented family home in a private, tucked-away position — internal viewing is strongly recommended.

Entrance Hall

Enter via door to front aspect. Wall mounted radiator. Understairs storage cupboard.

Cloakroom

Low level WC and wash hand basin. Wall mounted radiator. Double glazed window to front aspect.

Lounge

Stunning bright living room with double glazed windows to front aspect. Wall mounted radiator.

Study

Double glazed window to front aspect. Wall mounted radiator.

Kitchen/Breakfast Room

Wall and base units. Worksurfaces and

breakfast bar, Induction hob with extractor hood. Integrated appliances including double oven, fridge freezer and dishwasher. Sink and drainer unit. Leads to family room;

Family Room

Double glazed window to rear aspect. Bifolding doors leading to rear garden. Wood burner. Wall mounted radiators.

Utility Room

Double glazed window to rear aspect. Wall and base units. Sink and drainer unit. Integrated microwave and washing machine. Space for undercounter fridge. Door leading to rear garden. Wall mounted radiator.

First Floor

Bedroom One

Double glazed window to front aspect. Wall mounted radiator. Built in wardrobes.

En Suite

Double glazed window to rear aspect. Vanity unit. Low level WC. Double shower cubicle. Wall mounted radiator.

Bedroom Two

Double glazed window to front aspect. Wall mounted radiator.

Bedroom Three

Double glazed window to rear aspect. Wall mounted radiator.

Bedroom Four

Double glazed window to rear aspect. Wall mounted radiator.

Bathroom

Double glazed window to front aspect. Low level WC and wash hand basin. Freestanding bath. Shower cubicle. Wall mounted radiator.

Second Floor

Landing

Loft access. Access to storage in the eaves.

Bedroom Five

Double glazed window to front aspect. Wall mounted radiator.

Bedroom Six

Double glazed window to front aspect. Wall mounted radiator.

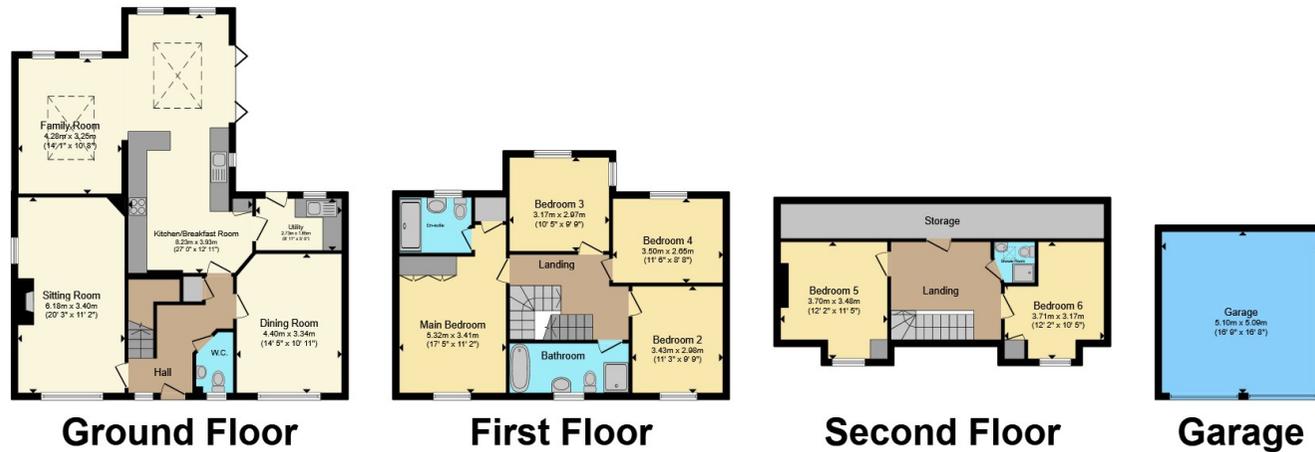
Bathroom

Low level WC and wash hand basin. Shower cubicle. Wall mounted radiator. Velux window.









Total floor area 236.8 m² (2,549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: C Council Tax
 Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309878



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN309878 - 0006