



**Connells**

Horton Road  
Middleton Cheney Banbury



## Property Description

Located in the heart of Middleton Cheney, this well-presented two-bedroom semi-detached bungalow is offered to the market with no onward chain and provides comfortable single-level living, generous outdoor space and excellent potential for further enhancement.

The property opens into a central hallway leading to all principal rooms. The modern fitted kitchen features contemporary cabinetry, tiled splashbacks and space for appliances. The spacious sitting room enjoys a bright aspect and opens directly into the conservatory, a superb additional living space overlooking the rear garden — ideal as a relaxation room, dining area or hobby space.

There are two well-proportioned bedrooms, along with a fitted bathroom including bath with shower over. Outside, the property boasts a private and mature rear garden, laid to lawn with planted borders and patio areas perfect for outdoor seating.

A garden shed provides useful external storage.

To the front, the property offers an open-plan front garden and driveway parking.

Situated in a quiet residential position yet within walking distance of shops, amenities and bus routes, this is an excellent opportunity for anyone seeking a low-maintenance home in a well-connected village setting.

Offered with no onward chain — early viewing recommended.

## Middleton Cheney

Middleton Cheney is a particularly sought-after village, offering an excellent balance of convenience, community and countryside living. At its heart is a collection of local shops including a convenience store, pharmacy and post office, alongside cafés, pubs and a range of everyday services that make village life both practical and enjoyable. The village is known for its active community spirit, supported by a well-used library, sports facilities and a modern community centre that hosts clubs, events and activities throughout the year.

Families appreciate the strong local education options, with Middleton Cheney Primary Academy and the highly regarded Chenderit School both situated within the village. For commuters and those needing great connectivity, Middleton Cheney is ideally placed just a short drive from Banbury and close to Junction 11 of the M40, offering fast road access to Oxford, Birmingham and

London. Banbury railway station provides direct train services to major destinations, further enhancing the village's excellent transport links.

Surrounded by open countryside, the village offers numerous walking routes, green spaces and recreational areas, giving residents plenty of opportunities to enjoy the outdoors. The combination of rural charm, modern amenities and superb accessibility makes Middleton Cheney a consistently desirable place to live for buyers of all ages.









## Floor Plan

Total floor area 56.2 m<sup>2</sup> (605 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01295 268 101**  
**E [banbury@connells.co.uk](mailto:banbury@connells.co.uk)**

33 Bridge Street  
 BANBURY OX16 5PN

EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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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.

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