

A two-story stone house with a tiled roof and a wooden door, surrounded by greenery. The house is built from light-colored stone blocks and has a steeply pitched roof covered in grey tiles. The front facade features a central wooden door with a small awning, flanked by windows with white frames. A large green vine is climbing the wall to the right of the door. In the background, another similar stone house is visible under a blue sky with wispy clouds.

Bloxham, Banbury, Oxfordshire

Mark David

ESTATE AGENTS



BLOXHAM

BANBURY, OXFORDSHIRE,
OX15 4PX

An Amazing Period Home that has Been Sympathetically Modernized and Updated to Retain Most of its Original Charm.

The Property is Located in Just Under a Quarter of an Acre and has its Own Driveway to Detached Double Garage with Additional Home Office. Located in the Heart of this Popular and Sought After Village, the Gardens Offer an Oasis of Quiet and Relaxation.

Entrance Hall/Snug, Sitting/Dining Room, Kitchen/Dining Room, Utility Room, Cloakroom, Master Bedroom with Dressing Room & En-suite Bathroom, Study, Bedroom Two, Family Bathroom, Bedroom Three with En-Suite Shower Room, Bedroom Four with En-suite Cloakroom.

Double gates lead to a long own driveway with parking for several vehicles that lead to a double garage. Adjoining to the garages is a home office with an ensuite cloakroom. The gardens are approximately 0.228 of an acre and are laid with a paved patio and lawns and mature trees and shrubs and garden pond. The gardens offer a high degree of seclusion and privacy, and along with the ample parking are extremely rare in this part of the village.

In all about 2,874 sq.ft./ 267 sq.m.

Guide Price: £950,000





ACCOMMODATION

GROUND FLOOR

Spacious Entrance Hall/Snug - Exposed beam ceiling, double glazed window to front aspect with shutters. Wooden floor, stairs to first floor level with understairs cupboard. Double glazed window to rear aspect, exposed stone wall, door to

Sitting Room/Dining Room – Two double glazed windows to front and rear aspect, attractive inglenook fireplace with wood burning fire. Exposed beam ceiling, door to utility room, door to kitchen/dining room.

Kitchen/Dining Room – Fitted with double butler sink with cupboards under. Range of mounted wall and base units with work surfaces. Part tiled walls, inset five-ring gas hob with extractor hood above, built-in double oven. Integrated fridge/freezer and dishwasher. Exposed stone floor, double glazed windows to front and side aspect. Double glazed bi-fold doors to rear garden. The room leads round to

Utility Room – Fitted with stainless steel sink unit, cupboards under with worksurfaces. Part tiled walls, inset washing machine and tumble dryer. Exposed stone floor.

Cloakroom – Comprising of a white suite of low level W.C, hand wash basin with cupboard below, part tiled walls, stone floor.

FIRST FLOOR

Master Bedroom – Double glazed window to front aspect.

Dressing Room/Bathroom – Range of built-in wardrobes with sliding doors, wooden floor, double glazed window to front aspect. Leading/adjoining bathroom with freestanding oval white bath, separate walk-in double shower cubicle, hand wash basin with vanity unit below, low level W.C, tiled walls and floor, double glazed Velux window to rear aspect, underfloor heating.

Bedroom Two – Double glazed window to front aspect, built-in cupboard.

Family Bathroom – Comprising of a white suite of a freestanding bath with mixer Victorian style shower over, separate corner shower cubicle with shower and rain shower over, pedestal hand wash basin, low level W.C, tiled floors, tiled walls, double glazed window to rear aspect.

Study – Double glazed window to front aspect, stairs to second floor.



SECOND FLOOR

Bedroom Three – Two double glazed Velux windows to rear aspect, built-in eves cupboards.

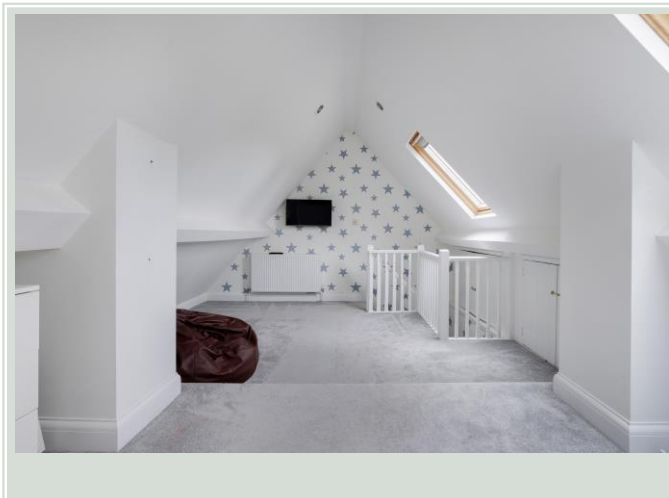
En-suite Shower Room – Comprising of a white suite of shower cubicle with shower over, pedestal hand wash basin, low level W.C, tiled walls and floor, double glazed window to rear aspect, built-in cupboard into eves, underfloor heating.

Bedroom Four – Two double glazed velux windows to rear aspect, built-in storage.

En-suite Cloakroom – Comprising of a white suite of low level W.C, pedestal hand wash basin, tiled floor with underfloor heating.

SITUATION & AMENITIES

The picturesque village of Bloxham offers many amenities including a convenience store, Post Office, hairdressers, Public Houses, doctors and dentist. The village has a good community spirit and offers many clubs. Also, within the village there is the Bloxham Church of England Primary School and secondary education at the Warriner School. Bloxham School is an independent co-educational school catering for boarders and day pupils. Tudor Hall Girls School is approximately 2 miles outside of the village. Further comprehensive facilities can be found in both Banbury and Oxford whilst access to the M40 motorway can be gained at Junctions 10 or 11. Mainline stations are also available from Banbury and Bicester.





DISTANCES

Banbury c. 3 miles
Deddington c. 4 miles
Chipping Norton c. 9 miles
Oxford c. 23 miles
Birmingham c. 55 miles
London c. 81 miles
M40 access c. 6 miles
Banbury to London Marylebone c. 1 hour

SERVICES

The property has gas fired central heating throughout. Mains drainage, water and electricity are also connected to the property

TENURE

Freehold

LOCAL AUTHORITY

Cherwell District Council
Council Tax Band: F

VIEWINGS

Strictly by prior appointment only with the agents,
Mark David Estate Agents, Deddington
01869 338898

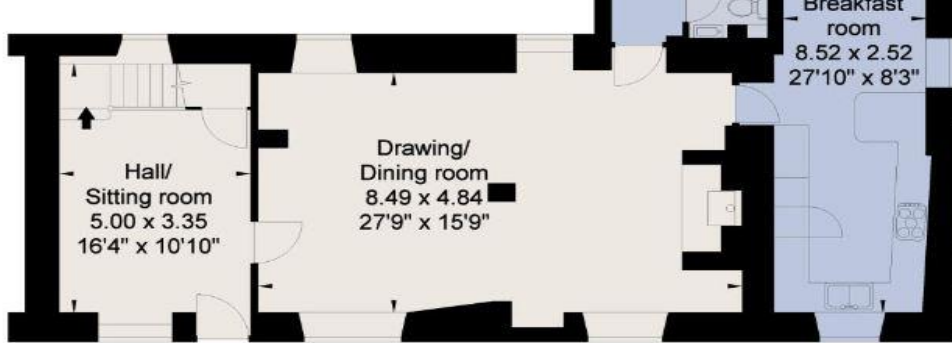
Photographs were taken in June 2024 for marketing



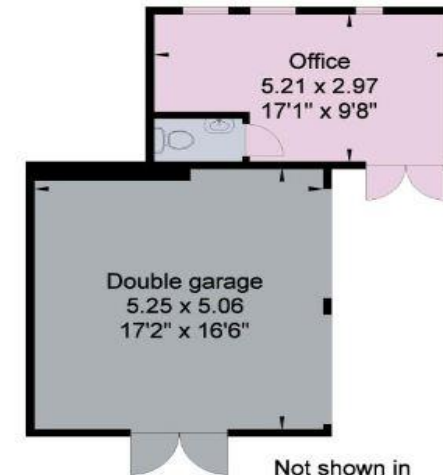
Brooklands, Bloxham

Gross internal area (approx):
 House: 225 sq m (2,422 sq ft)
 Outbuilding: 42 sq m (452 sq ft)
 Total: 267 sq m (2,874 sq ft)

For identification only. Not to scale
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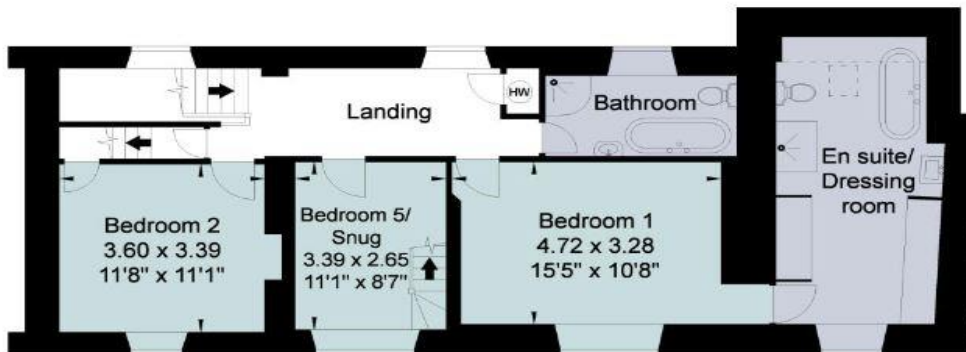


Ground floor

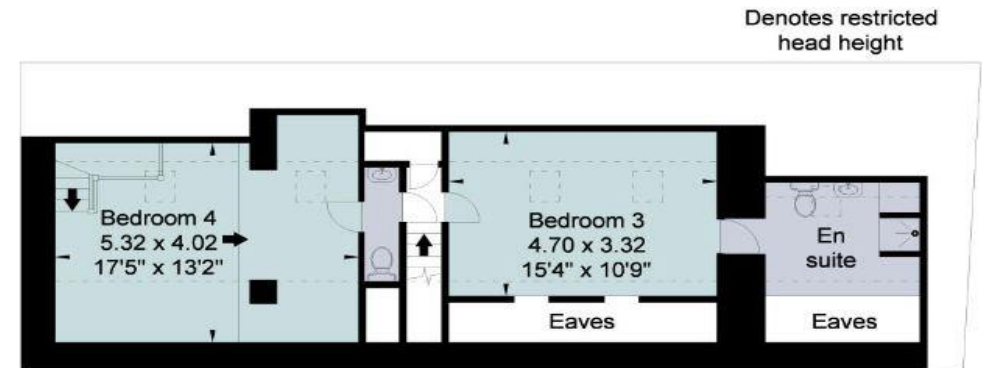


Outbuilding

Not shown in actual location / orientation



First floor



Second floor

Denotes restricted head height

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ESTATE AGENTS

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