



Brickle Lane | Bloxham  
Offers in Region of £445,000

  
**DISTINCT**  
Property Consultants

Beautifully renovated three-bedroom terraced home, offering a blend of modern living with character features. With an extended living space, a downstairs study/optional fourth bedroom, and a low-maintenance garden, this home is perfect for families, professionals, or those seeking additional space.

EPC Rating C.

- Spacious family home
- Tastefully presented throughout
- 4 Bedrooms
- Kitchen-Diner
- Utility room
- Extended living room
- Driveway
- Garden with additional garden plot
- Popular village location

#### Ground Floor

Upon entering the property, you are welcomed by a porch with two double-glazed windows, leading into a hallway with tiled flooring. From here, doors lead to the reception room and kitchen / diner featuring a wood burner.

Reception Room – Located on the left, featuring a fireplace with an electric wood burner and wood-effect laminate flooring (Karndean style), creating a warm and inviting space.

Extended Living Room – This spacious room benefits from skylights and French doors opening onto the rear garden, allowing plenty of natural light to flood the space. Wood-effect laminate flooring continues here for a seamless finish.

Study / Bedroom Four – A versatile space off the living room, perfect as a home office or additional bedroom.

Kitchen-Diner – A well-equipped kitchen with water proof laminate flooring, featuring a Dovre wood burner, a range of fitted units, a stainless steel sink with a mixer tap, and



built-in appliances, including integrated dishwasher and double under counter fridge, 4-ring electric hob (Neue brand), Zanussi fan-assisted oven, Neue extractor hood. Ceiling spotlights providing ample lighting and front-facing window with wooden blinds give the space lovely cosy feel.

Utility Room – Conveniently fitted with an additional sink, kitchen units, and space for a washing machine, tumble dryer, and fridge-freezer.

Rear Hallway & Cloakroom – A practical space with side access door and a downstairs cloakroom featuring a low-level WC.



### First Floor

Stairs from the hallway lead to a carpeted landing providing access to three bedrooms and a family bathroom.

Bedroom One (Double) – A front-facing room with a built-in mirrored wardrobe and a recessed storage area, ideal for a dressing space or additional wardrobe storage.

Bedroom Two (Double) – Another front-facing double bedroom with a recessed area, suitable for a built-in wardrobe or storage.

Bedroom Three (Single) – A rear-facing single bedroom with a window overlooking the garden.



Family Bathroom – A fully tiled suite featuring a bath, separate shower, wash basin, and low-level WC.

### Outside

Rear Garden – Low-maintenance outdoor space, perfect for relaxing or entertaining.

Front Driveway – A paved driveway with parking for several cars.

Additional Garden Plot (trampoline) – Situated a few steps from the property, offering further outdoor space.



### Neighbourhood

This property on Brickle Lane is situated in a quiet, residential cul de sac, walking distance from Bloxham School, Warriner School and Bloxham Primary School and local amenities.

### Location

BLOXHAM is a very popular village situated approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities.

You can find there shops, public houses, parish church, post office, bus service, doctor's surgery and golf driving range.

Bloxham is renowned for its independent and comprehensive secondary schools, primary school.

### Situation & Property Information

No Chain

Freehold

EPC rating C

Council Tax Band B – Cherwell District Council (£1,883.68 for tax year 2025/2026)

### Viewings

Strictly by appointment only.

### Agents' Disclaimer

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds.



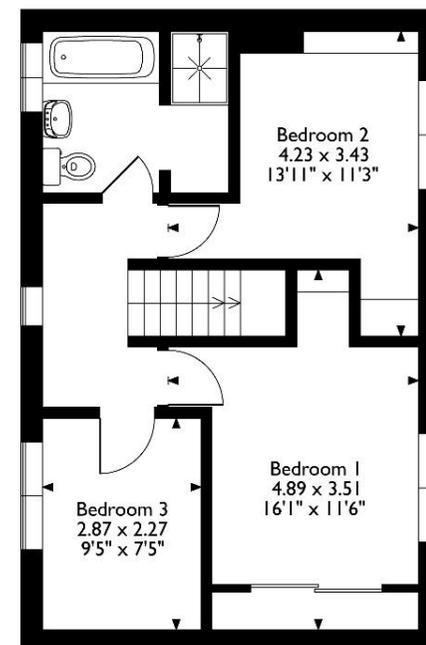
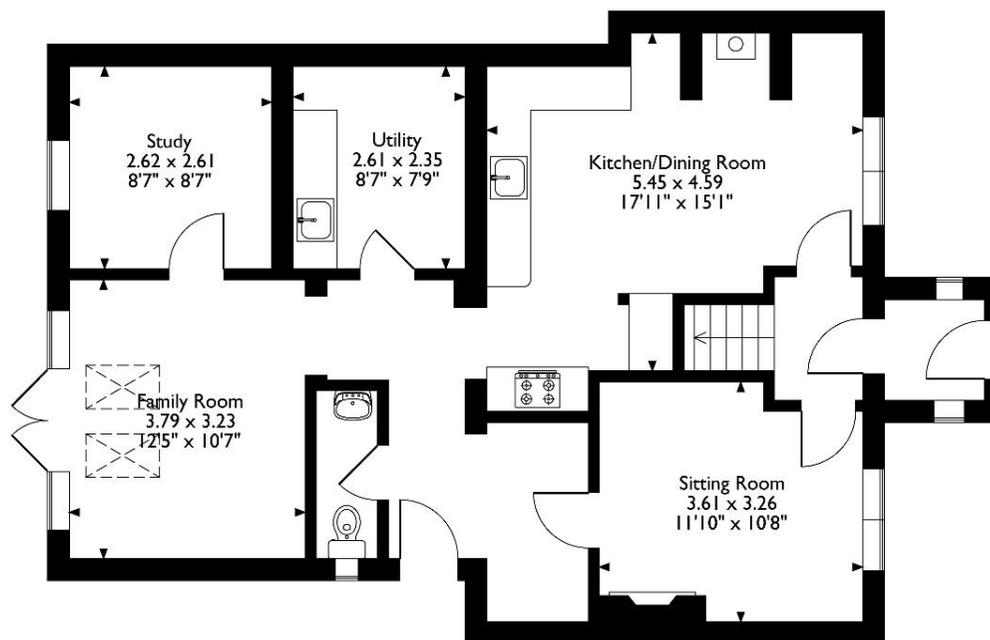
Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

## 13, Brickle Lane, Bloxham, Banbury, Oxfordshire

### Approximate Gross Internal Area 123 Sq M/1324 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		70	81
EU Directive 2002/91/EC			



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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