



2 Barley Croft, Barley Close, Bloxham, Banbury, Oxon
OX15 4LW £599,950

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A four bedroom stone built family home located in this highly desirable village.

Entrance hallway | Study | Cloakroom | Kitchen | Utility room | Dining room | Living room | Conservatory | Four double bedrooms, en-suite to master | Family bathroom | Double garage | Rear garden | No onward chain

Located in the much sought after village of Bloxham within easy walking distance of many amenities including schools, public houses and shops is this well presented four bedroom stone built detached family home. The property benefits from two reception rooms, study, cloakroom, kitchen, utility, conservatory, four double bedrooms with en-suite to master bedroom, family bathroom, double garage and pleasant rear garden. The property is nestled between Bloxham Bowls Club and The Jubilee playing field. The current owner has recently had the property fully re-decorated and re-carpeted ready for the new owners to move into. The property is offered with no onward chain.

Ground Floor

Front door.

Spacious entrance hallway: Two radiators. Stairs rising to first floor.

Cloakroom: Low level WC. Wash handbasin. Tiled splashback. Double glazed obscured window to side aspect. Tiled flooring.

Study: Double glazed window to side aspect. Radiator.

Kitchen: Range of base and eye level units. Laminate worktop. Built-in appliances include sink unit, oven, electric hob, extractor, fridge/freezer and dishwasher. Tile splashbacks. Sunken spotlights. Double glazed window overlooking rear garden. Radiator. Tiled flooring.

Utility room: Double glazed window overlooking rear garden. Base and eye level units. Built-in sink unit. Space and plumbing for washing machine and dryer. Tile splashbacks. Floor standing oil fired boiler. Tiled flooring. Double glazed door leading to side passageway.

Dining room: Large double glazed window to front aspect. Radiator. Double doors leading to living room.

Spacious living room: Stone fireplace. Two radiators. Air conditioning unit. Double glazed box bay window to rear aspect with double doors leading to conservatory.

Conservatory: Built of UPVC construction with glass roof. Wood flooring. Double doors and a single door leading to garden area.

First Floor

Spacious landing: Split level staircase. Double glazed window to side aspect. Two loft hatches. Radiator.

Master bedroom: Double bedroom with double glazed window overlooking rear garden. Built-in wardrobes. Radiator. Airing cupboard housing hot water tank with additional shelving. **En-suite:** Four piece suite comprising of low level WC, wash handbasin, panelled bath and separate shower cubicle with shower over. Sunken spotlights. Double glazed obscured window to side aspect. Tiled flooring. Half tiled walls.

Bedroom two: Excellent size double bedroom with built-in wardrobes. Radiator. Double glazed window to front aspect.

Bedroom three: Double bedroom with double glazed window to front aspect. Radiator.

Bedroom four: Double bedroom with double glazed window to side overlooking Bowls Club. Radiator. Built-in wardrobe.

Family bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with shower attachment over. Storage cupboard. Heated towel rail. Half tiled walls. Tiled flooring. Obscured double glazed window to front aspect.

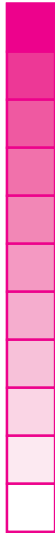
Outside

Front: Gravel driveway for two vehicles. Pathway to front door.

Detached stone double garage with electric up and over door. Power and light connected. Eaves storage. Door to side passageway.

Rear garden: Large paved patio area with glass roof pergola, the rest is mostly laid to lawn with flower and shrub borders surrounding. Oil tank enclosed by trellis fencing. The remainder of the garden is enclosed by timber panel fencing and original stone wall. To the left of the garden is access to shed and air conditioning unit. To the right side is patio pathway flanked by original stone wall leading to personal garage door. Outside tap.

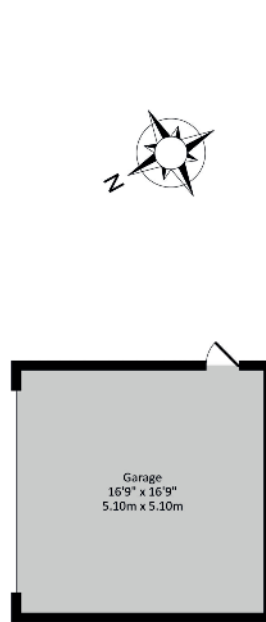
Services: All **Council Tax Banding:** F
Authority: Cherwell District Council



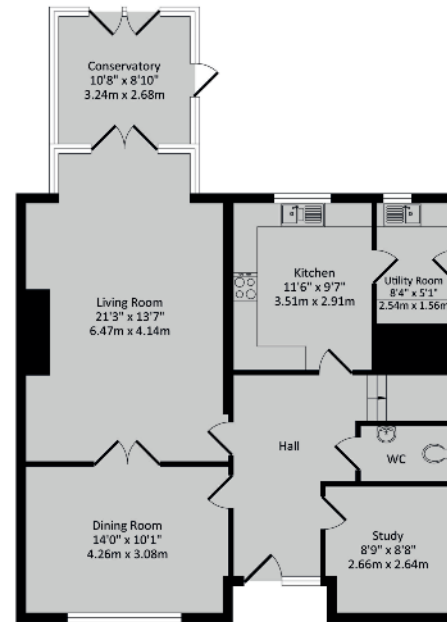


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

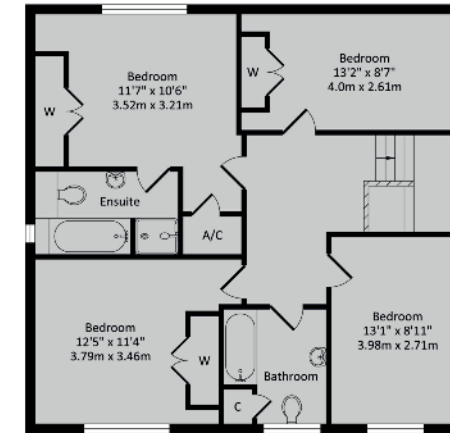
Garage
280 sq.ft. (26.0 sq.m.) approx.



Ground Floor
925 sq.ft. (85.90 sq.m.) approx.



First Floor
828 sq.ft. (76.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 2033 sq.ft. (188.80 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.

5/6a Horsefair, Banbury,
Oxon OX16 0AA
t: 01295 221100
e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

