



24 Gascoigne Way, Barford Rd, Bloxham, Banbury OX15 4TL
£699,950

**Stanbra
Powell**

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An impressive spacious and versatile detached home, located in this sought after well served village.

**Entrance hall | Cloakroom | Study | Dual aspect living room
| Open plan kitchen/dining/family room | Utility room |
Playroom | Master bedroom with en-suite and dressing
room | Bedroom with en-suite | Two further bedrooms
| Family bathroom | Gardens to front, rear and side |
Garage | Driveway | Double glazing | Gas radiator heating**

Enjoying a generous size plot pleasantly overlooking green area to front, a versatile four bedroom enlarged detached house offered in good decorative order throughout. The property provides 1906 sq ft accommodation.

Ground Floor

Canopy porch.
Newly installed composite front door.

Entrance hall: Solid oak wood flooring. Thermostat for Hive heating system. Useful understairs storage cupboard. Stairs rising to first floor. Door to cloakroom.

Cloakroom: Hand basin with inset vanity unit. Tiling to splash back areas. Window to side aspect.

Study with window to side aspect.

Living room: Dual aspect living room with stone fireplace with inset cast iron log burner. Window to front aspect overlooking green area. Casement doors giving access to the garden.

Kitchen/dining/family room: Kitchen area comprises of a high specification, comprehensive range of contemporary wall and base units. Integrated stainless steel oven and grill. Bosch 5 ring induction hob with extractor over. Space for American style fridge/freezer. Belfast sink. Ample Granite work surfaces, matching breakfast bar. Complementary tiling to splashback areas. Recessed spotlights. Window overlooking garden. Solid oak flooring throughout the room. Casement doors giving access to the garden. Window to side aspect. Door through to playroom.

Playroom with solid oak flooring. Window to front aspect. Door to utility.

Utility: Range of wall and base units. Stainless steel inset sink unit and drainer. Free space and plumbing for washing machine. Space for tumble dryer. Cupboard housing Worcester Bosch gas boiler for domestic hot water and central heating. Double glazed door giving access to garden. Window overlooking garden. Extractor.

From the playroom door to larger than average **single garage** with light and power. Window to rear. Up and over door to front.

First Floor

Half landing with window to side aspect. Landing with window to front aspect. Access to loft. Airing cupboard housing hot tank and immersion heater.

Door to **master bedroom with dressing room and en-suite.** Double bedroom with window to front aspect. Two Velux windows to rear. Eaves storage. Dressing room with recess wardrobes and window to rear. En-suite finished to a high standard comprising of walk-in shower cubicle with complementary tiling to splashback areas. Handbasin with Quartz work surface, inset vanity unit. Heated towel rails. Window to front aspect. Recessed spotlights. Radiator.

Bedroom two, double bedroom to rear aspect. **En-suite** comprising of panelled bath with Mira Event shower unit over, handbasin with inset vanity unit and low level WC. All walls are tiled. Heated towel rail.

Bedroom three, double bedroom to front aspect. Fitted wardrobes.

Bedroom four, single bedroom with window to side aspect. Fitted wardrobes.

Family bathroom: Panelled bath. Fully tiled separate shower cubicle. Low level WC. Handbasin. All walls are fully tiled. Window to front and side.

Outside

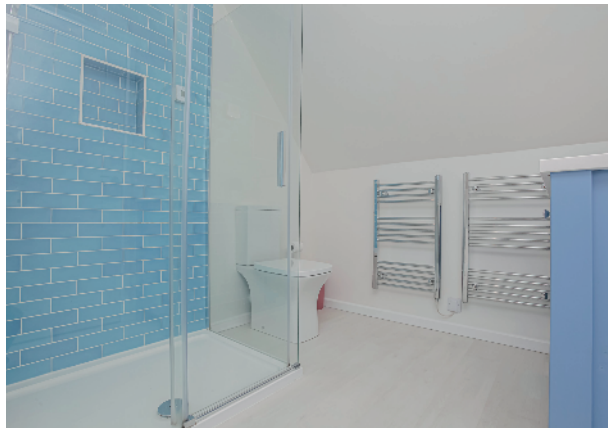
Front: Fully enclosed by brick walling. Laid to lawn. Outside tap.

Driveway giving off road parking for approximately three vehicles. Driveway leads to **single garage.**

Rear garden: Predominately laid to lawn with brick walling and hedgerow to boundaries. Raised decking area. Outside tap. Fruit trees. Garden measures approximately 45 ft in length x 75 ft width. To the side of the property is an area laid to shingle and hardstanding for shed. Gate giving access to front.

Services: All
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south west on the A361 Chipping Norton Road and go through the village of Bloxham and upon leaving the small roundabout, take the left turn to the Barford Road. Continue for approximately half a mile and Gascoigne Way is on the right hand side.

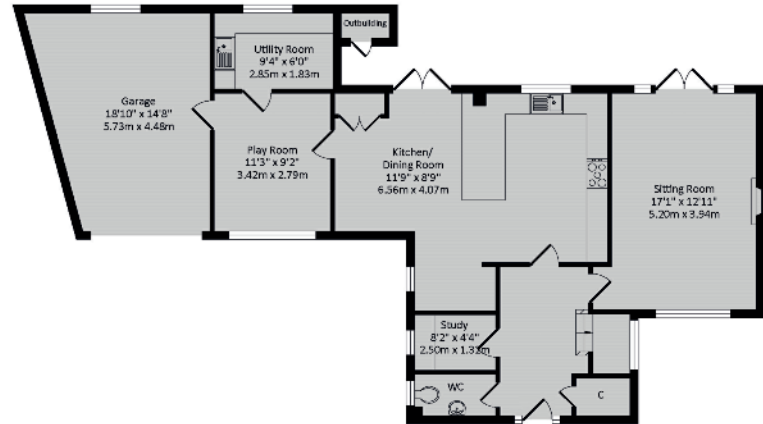




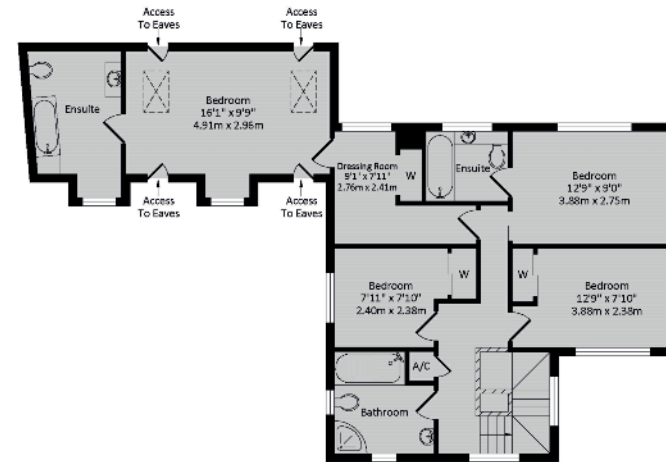


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

Ground Floor
 1062 sq.ft. (98.70 sq.m.) approx.



First Floor
 844 sq.ft. (78.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1906 sq.ft. (177.10 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.

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