



6 Lawrence Leys, Bloxham, Banbury, Oxon OX15 4NU  
£525,000

**Stanbra  
Powell** | Estate Agents  
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Property Lettings







## *A well presented four bedroom detached family home in popular village location*

**Entrance porch | Entrance hallway | Living/dining room | Kitchen/breakfast room | Playroom/study | Cloakroom | Four bedrooms, en-suite to master | Family bathroom | Pleasant rear garden | Driveway | Garage | Double glazing | Gas central heating | Viewing highly recommended**

Located in the extremely popular village of Bloxham within walking distance of many amenities including shops and schools is this well presented four bedroom detached family home benefiting from two reception rooms, kitchen/breakfast room, cloakroom, four good size bedrooms with en-suite to master, family bathroom and good size rear garden and driveway for approximately four/five vehicles.

### Ground Floor

Entrance via UPVC double glazed door to **entrance porch**. UPVC double glazed obscured windows on two sides. Double single glazed panel doors to entrance hallway.

**Entrance hallway:** Wood flooring. Stairs rising to first floor. Radiator. Doors to ground floor accommodation.

**Cloakroom:** White suite comprising of low level WC and wash handbasin. Radiator. Tiled flooring. UPVC double glazed obscured window to side aspect. Feature decorative panelling.

**Living/dining room:** Large UPVC double glazed window to front aspect. Radiator. Gas fire with wooden surround and marble inset. Dining area with radiator. UPVC double glazed sliding patio doors onto rear garden. Sunken spotlights throughout.

**Playroom/study:** UPVC double glazed window to front aspect. Cupboard housing fuse box. Radiator.

**Kitchen/breakfast room:** Range of modern base and eye level units. Laminate granite effect worktop. Built-in appliances include cooker, stainless steel sink unit with spray tap, 5 ring gas hob with extractor hood above and dishwasher. Space and plumbing for washing machine and dryer. Space for American style fridge/freezer. Cupboard housing Baxi boiler installed in 2022. Tiled flooring. Radiator. UPVC double glazed window overlooking rear garden. Sunken spotlights. UPVC double glazed window to side aspect. Double glazed window and door leading to side aspect.

### First Floor

**Spacious landing:** UPVC double glazed window to front aspect. Access to loft. Doors to all first floor accommodation. Airing cupboard housing hot water tank.

**Bedroom one:** UPVC double glazed window overlooking rear garden. Radiator. Built-in wardrobes. Sunken spotlights.  
**En-suite:** Three piece white suite comprising of low level WC, wash handbasin and double shower cubicle with rainfall shower and separate attachment. Tiling to splashback areas. Heated towel rail. Sunken spotlights.

**Bedroom two:** Double bedroom. Sunken spotlights. Built-in wardrobes. UPVC double glazed window to front aspect. Radiator.

**Bedroom three:** Double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Sunken spotlights.

**Bedroom four:** Single bedroom with UPVC double glazed window to front aspect. Radiator.

**Family bathroom:** Four piece white suite comprising of low level WC, wash handbasin and panelled bath with mixer tap over and separate shower attachment and double shower cubicle with electric shower. Tiling to splashback areas. Tiled flooring. Heated towel rail. UPVC double glazed obscured window to side aspect. Sunken spotlights.

### Outside

**Front:** Gravel driveway for approximately four/five vehicles. Access to single garage. Gated side access.

**Rear garden:** Large L-shaped decked seating area, the rest is mostly laid to lawn. Raised flower beds retained by sleepers. Hardstanding for shed. Gated side access. The garden is enclosed by timber panel fencing. Personal door to garage. Outside tap.

**Garage** with metal up and over door. Power and light connected.

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

**Directions:** From Banbury Cross proceed south west on the A361 Chipping Norton Road; after approximately three miles and upon entering the village of Bloxham, take third turn left into Strawberry Hill and the first turn left is Colegrave Road. Turn left into Chipperfield Park Road and then right into Lawrence Leys.



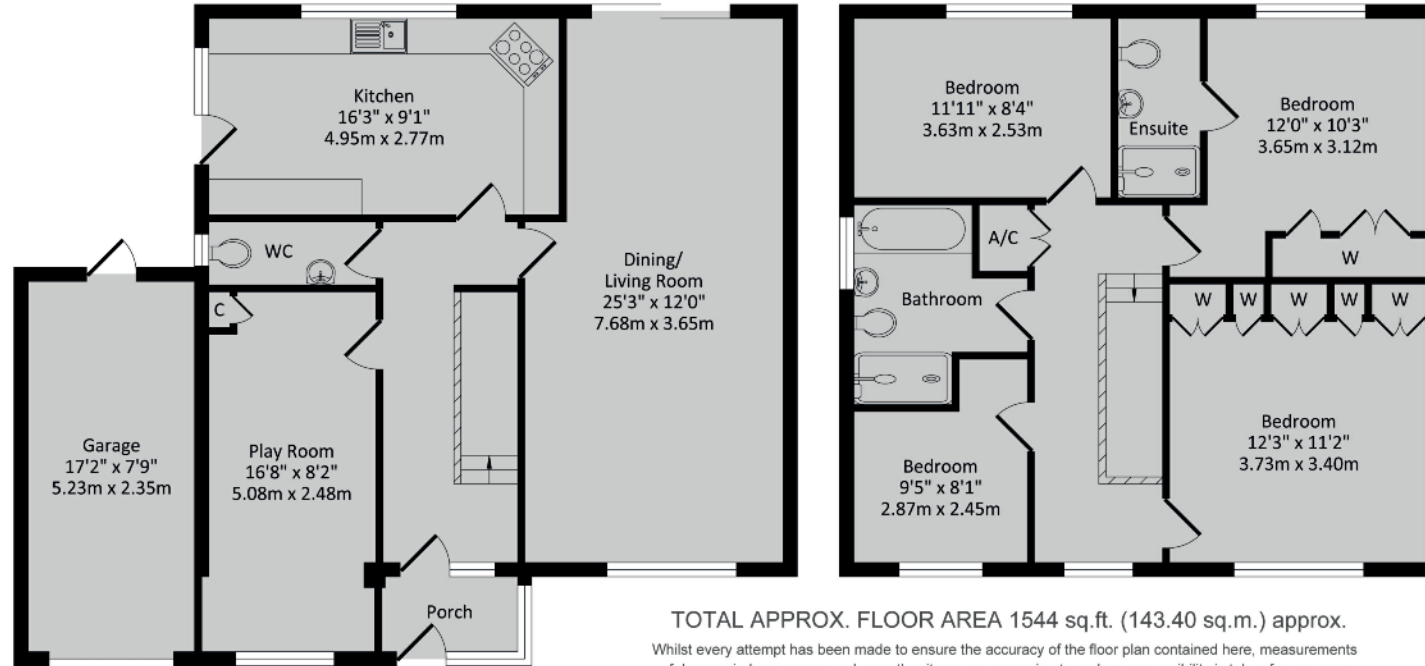






**Ground Floor**  
873 sq.ft. (81.10 sq.m.) approx.

**First Floor**  
671 sq.ft. (62.30 sq.m.) approx.



**TOTAL APPROX. FLOOR AREA 1544 sq.ft. (143.40 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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