



5 Gascoigne Way, Bloxham, Banbury, Oxon OX15 4TJ  
£625,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*An impressive detached house offered in excellent decorative order throughout, enjoying generous sized plot.*

**Canopy porch | Spacious entrance hall | Cloakroom | Living room | Dining room | Kitchen | Utility | Master bedroom with en-suite | Three further bedrooms | Bathroom | Mature and established private south facing rear garden | Double garage (partly converted into study) | Off road parking for four vehicles | Garden to front**

Located on the edge of this sought after village a four bedroom detached house providing generous size accommodation throughout having been considerably upgraded by the present vendors to a high specification.

### Ground Floor

Canopy porch.  
Front door.

**Entrance hall:** Fired Earth tiled flooring. Stairs rising to first floor. Useful understairs storage cupboard. Thermostat for heating. Door to cloakroom.

**Cloakroom:** Matching flooring to the hallway. Wall hung handbasin and low level WC. Tiling to splashback areas. Window to side aspect.

Door through to dual aspect living room.

**Living room:** Windows to front. Double glazed bi-fold doors giving access to garden. Walkway through to dining room.

**Dining room:** Matching flooring from the hallway. Window overlooking garden. Walkway through to kitchen.

**Kitchen:** Installed to a high specification approximately 2 years ago comprising of John Nicholls range of contemporary wall and base units. Integrated 4 ring Smart gas hob oven, Smart extractor over. Grill. Inset sink unit. Ample work surfaces. Space for fridge/freezer. Breakfast bar. Recessed spotlights. Window to side aspect. Walkway through to utility.

**Utility:** Work surface with free space and plumbing for washing machine, space for dishwasher. Wall mounted Worcester gas boiler for domestic hot water and central heating. Matching flooring.

### First Floor

**Half landing** with window to side aspect.

**Main landing** with window to front aspect. Airing cupboard housing hot tank and immersion heater.

**Bedroom one:** Double bedroom with window overlooking rear garden. Door to en-suite bathroom.

**En-suite:** Contemporary white suite comprising of panelled bath with thermostatic shower unit over, handbasin with inset vanity unit and low level WC. Extractor. Heated towel rail. Tiled flooring. Window to rear.

**Bedroom two:** Double bedroom with fitted wardrobes to front aspect.

**Bedroom three:** Double bedroom with fitted wardrobes to rear aspect.

**Bedroom four:** Single bedroom with window to side aspect.

**Shower room:** Refitted to a high specification, includes Fired Earth sanitary ware and tiles. Wall hung handbasin, low level WC, double width walk-in shower with Lusso stone shower tray and glass. Contemporary tiling to splashback areas. Heated towel rail. Window to front and side. Tiled flooring. Extractor. Recessed spotlights.

### Outside

**South facing rear garden:** Mature and established garden. Feature timber pergola and decking area. Further raised decking area. Areas laid to shingle. Raised flower beds. Areas laid to lawn. Enclosed by close board fencing. Established trees, shrubs and bushes. Outside tap, lights and two electrical points. Access front to back via gate. The garden measures approximately 60 ft in length.

**Detached garage** to the side of the property of brick construction with pitched roof for further storage. Light and power connected. Two metal up and over doors to front. Section of the garage has been converted to **office/study** with light and power connected, insulated room. Separate access with its own individual door.

**Driveway** providing off road parking for two vehicles. Two further additional parking spaces.

**Front:** Enclosed by brick walling. Area laid to shingle. Shingle pathway to front door.

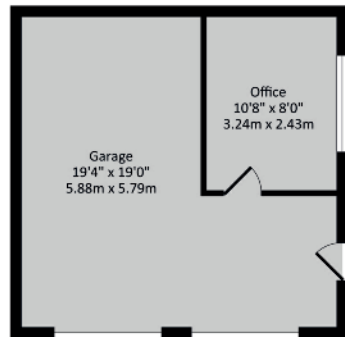
**Services:** All  
**Council Tax Banding:** E  
**Authority:** Cherwell District Council



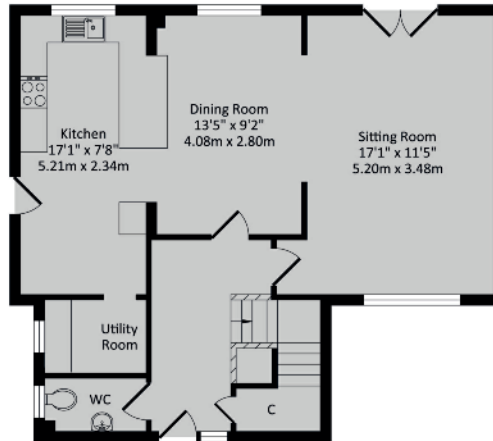




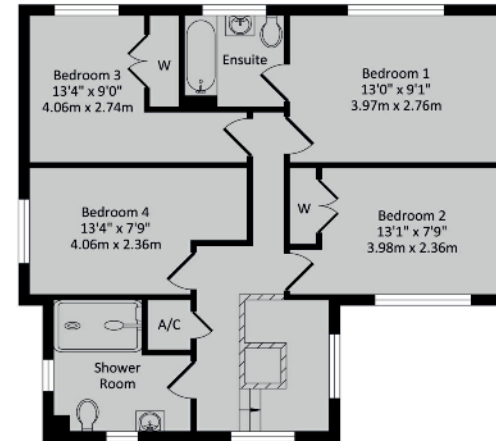
Garage  
366 sq.ft. (34.0 sq.m.) approx.



Ground Floor  
635 sq.ft. (59.0 sq.m.) approx.



First Floor  
635 sq.ft. (59.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL APPROX. FLOOR AREA 1636 sq.ft. (152.0 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.

Viewing: Through appointment with Stanbra Powell



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