



10 Hyde Grove, Bloxham, Banbury, Oxon OX15 4HZ  
£535,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*An immaculate enlarged detached house enjoying favoured cul-de-sac location within this sought after village.*

**Entrance hall | Kitchen/breakfast room | Living room | Separate dining room | Utility (formerly garage) | Master bedroom with en-suite | Three further first floor bedrooms | Shower room | Mature and established rear garden | Views over nature reserve and farmland | Store (formerly garage) | Driveway for two/three vehicles | Front garden | Views over paddock**

Providing generous size accommodation throughout an extremely well presented four bedroom detached house enjoying views over open countryside and backing onto nature reserve boasting a wealth of privacy.

#### Ground Floor

Front door.

**Spacious entrance hall:** Engineered oak flooring with recessed LED lighting. Stairs rising to first floor. Useful understairs storage currently used as a study area. Velux windows. Door to kitchen/breakfast room.

**Kitchen/breakfast room:** Recently fitted to a high specification. Comprising of sink unit and drainer, comprehensive range of wall and base units, 4 ring gas hob integrated with extractor over, stainless steel double oven and grill with warming plate and space for fridge/freezer. Feature breakfast bar. Free space and plumbing for dishwasher. Laminate flooring. Velux windows. Cupboard housing Logistic gas boiler for domestic hot water and central heating.

From the hallway door through to living room.

**Living room:** Sliding doors giving access to the garden. Door through to **separate dining room**. Windows overlooking garden.

From the hallway, door through to utility.

**Utility room:** Range of wall and base units. Inset sink unit. Work surface, free space and plumbing for washing machine and for tumble dryer. Window to side aspect.

#### First Floor

**Landing:** Access to loft.

**Master bedroom:** Generous double bedroom with window to rear and window to side overlooking farmland. Fitted wardrobes. Door to en-suite.

**En-suite:** Double width fully tiled shower cubicle. Pedestal handbasin. Low level WC. Tiling to splashback areas. Window to front aspect.

**Bedroom two:** Double bedroom to front aspect.

**Bedroom three:** Double bedroom to rear aspect.

**Bedroom four:** Generous single bedroom to rear aspect.

**Shower room:** Double width walk-in shower cubicle, fully tiled. Handbasin with inset vanity unit. Low level WC. Airing cupboard housing hot water tank and immersion heater. Heated towel rail. Window to front.

#### Agents Note

Windows are UPVC.  
Gas heating with radiators in all rooms.

#### Outside

**Rear garden:** Predominately laid to lawn, stocked with shrubs and bushes. Fencing and brick walling to boundaries. Patio area. Walling to boundary. Hardstanding for shed. The garden measures approximately 45 ft in length and backing onto nature reserve. Access front to back via pathway and wooden gate.

**Front:** Sweeping driveway providing off road parking for two/three vehicles. Areas laid to lawn. Driveway leads to **store** (formerly garage) with metal up and over door, light and power is connected.

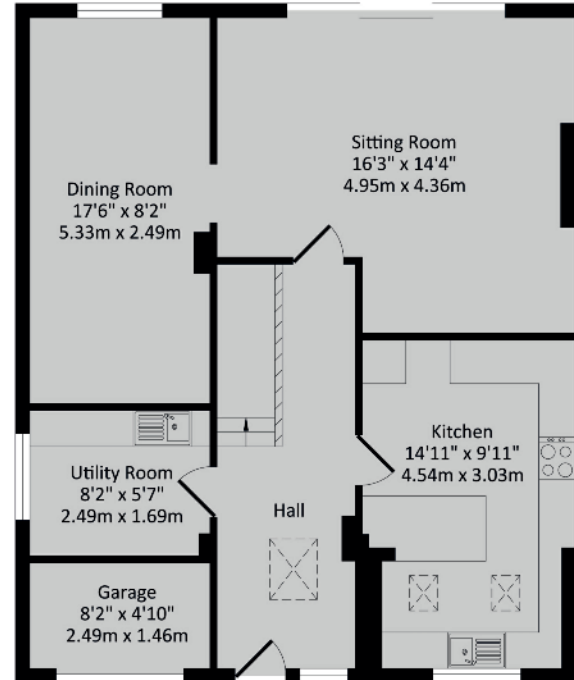
Services: All Council Tax Banding: D  
Authority: Cherwell District Council



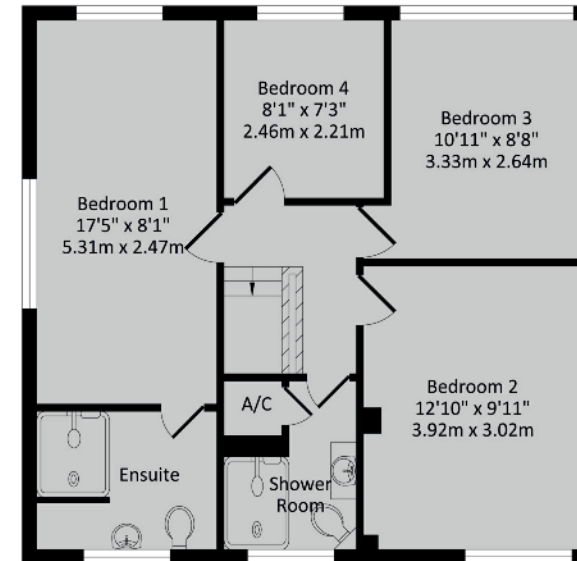




Ground Floor  
 731 sq.ft. (67.90 sq.m.) approx.



First Floor  
 594 sq.ft. (55.20 sq.m.) approx.



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			
		73	84
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL APPROX. FLOOR AREA 1325 sq.ft. (123.10 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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