



7 Brookside Way, Bloxham, Oxon OX15 4HY
£489,950

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A well proportioned, detached house located within this sought after, well served village.

Recess Porch | Entrance Hall | Living / Dining Room | Conservatory | Kitchen | Cloakroom W/C | Utility Room | Four first floor bedrooms | Bathroom | Private rear garden | Garage | Driveway | Front garden | Gas central heating

Offered with no onward chain, a four bedroom property located within the heart of this popular village complemented by a private rear garden.

Ground Floor:

Recess Porch.

Entrance Hall: Stairs rising off to first floor. Storage cupboard.

Living / Dining Room: Feature fireplace. Full height window to front aspect. Walkway through to dining area.

Conservatory: Brick and PVC construction. Windows overlooking garden. Doors giving access to garden.

Kitchen: Range of white fronted wall and base units. Inset sink unit. Ample work surfaces. Tiling to splash back areas. Intergrated four ring electric hob with oven under. Extractor. Plumbing and space for dishwasher. Space for fridge/freezer. Useful pantry cupboards.

Utility Room: Free space and plumbing for washing machine. Storage cupboard.

Cloakroom / WC: Wall mounted hand basin. Low level WC.

First Floor:

Landing: Access to loft. Access via pull down ladder. Partly boarded and light. Airing cupboard housing hot tank and immersion heater.

Master Bedroom : Double bedroom to front aspect. Comprehensive range of fitted wardrobes.

Bedroom Two : Double bedroom to rear aspect. Window over looking rear garden.

Bedroom Three: Double bedroom to front aspect. Fitted wardrobes.

Bedroom Four: Generous single bedroom with window overlooking garden.

Bathroom: Contemporary white suite comprising of tiled bath with thermostatic shower over. Handbasin and vanity unit. Low level WC. Fully tiled separate shower cubicle. All walls being fully tiled. Tiled flooring. Heated towel rail.

Outside:

Rear garden: Enclosed by fencing and hedgerow providing a good degree of privacy. Predominantly laid to lawn. Flower beds. Shrubs and bushes. Large patio area. Outside tap. Garden measures approximately 60 ft in length. To the side of the property is a carport. Gate to front aspect

Front garden: Blocked paved driveway providing off road parking for several vehicles. Area laid to lawn. Pathway to front door.

Garage: Single garage. Metal up and over door. Light and power connected. Door to side aspect. Wall mounted gas boiler.

Services: All

Council Tax Banding: E

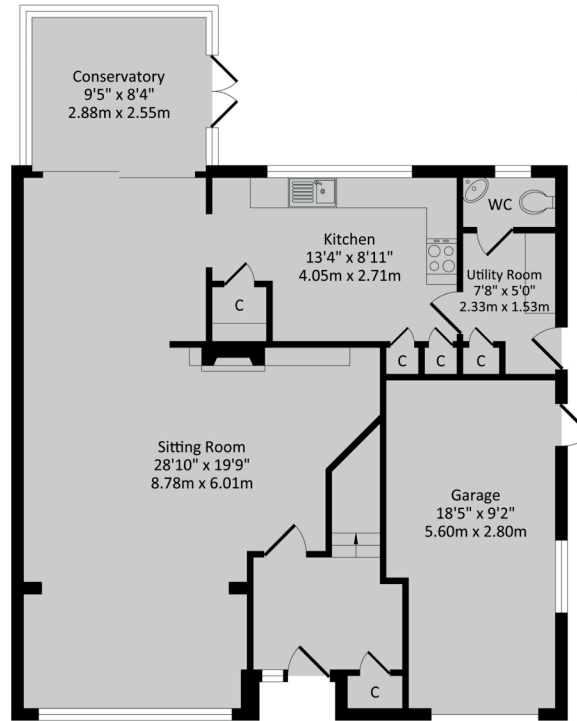
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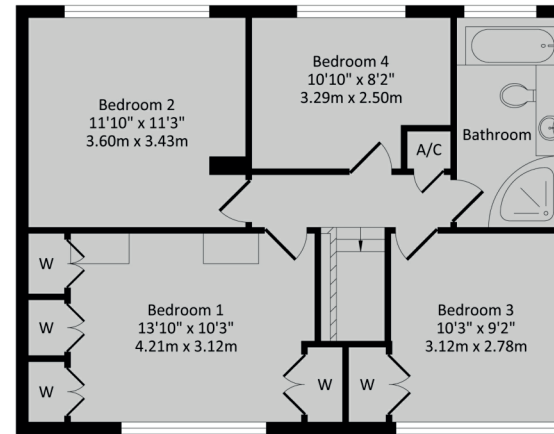


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Ground Floor
 908 sq.ft. (84.40 sq.m.) approx.



First Floor
 634 sq.ft. (58.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1542 sq.ft. (143.30 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

5/6a Horsefair, Banbury,
 Oxon OX16 0AA

t: 01295 221100
 e: post@stanbra-



stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell

