



5 Manning Close, Bloxham, Banbury, Oxon OX15 4TH
Guide Price £650,000

Stanbra
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Property Lettings





A substantial versatile village home enjoying countryside views within this sought after village

Entrance hall | Cloakroom | Dual aspect living room | Ground floor study | Kitchen | Dining room | Utility | Master bedroom | Bedroom two with en-suite | Three further double bedrooms | Shower room | Bathroom | Further study | Double garage | Gardens to front and rear | Countryside views to rear

Enjoying a small cul-de-sac of predominately detached houses, a substantial five bedroom detached house occupying a favoured plot providing spacious accommodation on the edge of this well served village.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising off to first floor. Understairs storage cupboard.

Cloakroom: Low level WC. Wall hung handbasin. Tiling to splashback areas.

Dual aspect living room: Feature cast iron fire with tiled hearth and wooden surround. Double glazed windows to front. Sliding patio doors to rear.

Study (formerly dining room): Double glazed window to front aspect.

Kitchen: Stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of oak fronted wall and base units with ample work surfaces. Tiling to splashback areas. Free space for cooker. Free space for fridge/freezer. Free space and plumbing for dishwasher. Tiled flooring. Window to rear overlooking garden and farmland. Walkway through to dining room.

Dining room: Matching tiled flooring. Double glazed windows to rear and to side, views over farmland. Door to large utility.

Utility: Stainless steel inset sink unit and drainer. Range of contemporary wall and base units. Free space and plumbing for washing machine. Space for tumble dryer. Window to rear. Door to rear. Door to double garage.

Double garage: Two up and over doors to front. Power and light connected. Window to side. Wall mounted Worcester gas boiler for domestic hot water and central heating.

First Floor

Landing: Window to rear with views over countryside. Access to loft which is partly boarded, insulated, ladder and light. Airing cupboard housing hot water tank and immersion heater.

Door to further study with window to front aspect. Fitted wardrobes. Walkway through to inner landing. Door to master bedroom.

Master bedroom: To rear aspect overlooking garden and countryside.

Bedroom three: Two double glazed windows to front aspect.

Family bathroom: Corner bath, low level WC, pedestal handbasin and separate shower cubicle. All walls are fully tiled. Recessed spotlights. Window to side aspect. Useful cupboards.

Bedroom two: Double bedroom to front aspect with fitted wardrobes and en-suite.

En-suite shower room: Fully tiled shower cubicle, low level WC, wall mounted handbasin. Tiling to splashback areas. Shaver socket.

Bedroom four: Double bedroom to rear aspect with views. Fitted wardrobes.

Bedroom five: Double bedroom to rear aspect with views. Fitted wardrobes.

Shower room: Fully tiled shower cubicle, pedestal handbasin and low level WC. Further tiling to splashback areas. Shaver socket.

Agents Note

The boiler is approximately 2 years old.
Gas radiator heating with radiators in all rooms.
Windows are double glazed.

Outside

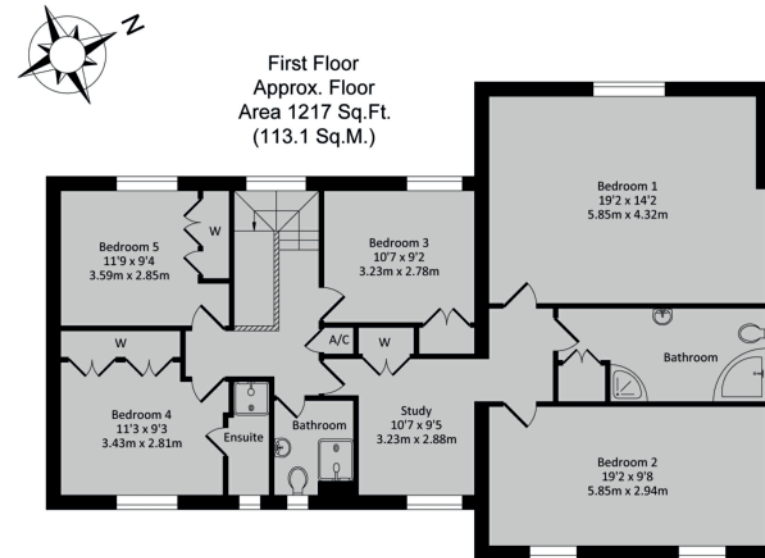
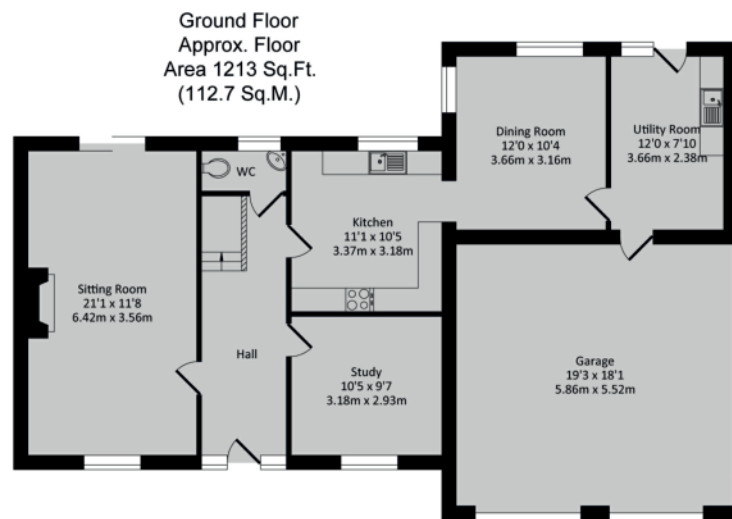
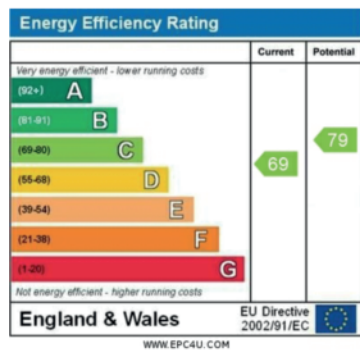
Rear garden: Mature and established garden enclosed by fencing and brick walling giving a good degree of privacy. Predominately laid to lawn. Stocked with flowers, shrubs, and mature trees. Raised decking area. Patio area. Outside lights. Outside tap. The garden measures approximately 60 ft in length x 70 ft width. Access front to back via wooden gate.

Front: Block paved driveway providing off road parking for several vehicles. Areas laid to lawn. Shrubs and bushes. Pathway to front door.

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







Total Approx. Floor Area 2430 Sq.Ft. (225.8 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance 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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Viewing: Through appointment with Stanbra Powell

