



4 Winters Way, Bloxham, Banbury, Oxon OX15 4QS
£245,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A staggered terraced house located in the heart of this well-served sought after village, offered with no onward chain.

Entrance hall | Living room | Kitchen | Conservatory | Two bedrooms | Bathroom | Gardens to front and rear | Garage | On-street parking

Enjoying a cul-de-sac location within this popular village, a two bedroom house providing well-proportioned accommodation throughout benefiting from conservatory, gas central heating, UPVC double glazing and nearby garage.

Ground Floor

Front door.

Entrance hall: Useful store cupboard. Wood flooring. Further understairs storage cupboard. Door through to living room.

Living room: Stairs rising off to first floor. Sliding double glazed doors giving access to conservatory.

Kitchen: Range of wall and base units. Stainless steel inset sink unit and drainer. Integrated 4 ring electric hob with electric oven under, extractor fan over. Free space and plumbing for washing machine. Space for fridge/freezer. Tiling to splashback areas. Tiled flooring. Window to front aspect. Cupboard housing Glow Worm gas boiler for domestic hot water and central heating (boiler is approximately 12 months old).

Conservatory: Brick and UPVC construction with glass roof. Double glazed doors giving access to garden.

First Floor

Landing: Access to loft which is insulated and partly boarded. Airing cupboard housing hot tank and immersion heater.

Bedroom one: Double bedroom to rear aspect. Fitted wardrobe.

Bedroom two: Double bedroom to front aspect.

Bathroom: White suite comprising of P-shaped panelled bath with Triton T80Z shower unit over, handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Heated towel rail.

Outside

Rear garden: Staggered rear garden, enclosed by close board and fencing. Areas laid to patio. Areas laid to lawn. Shrubs and bushes. Gate to rear. The garden measures approximately 30 ft in length. Outside power points.

Front: Areas laid to shingle. Areas laid to lawn. Shrubs and bushes. Hedgerow to boundaries. Outside lights. Pathway to front door.

Nearby brick built **single garage** with metal up and over door.

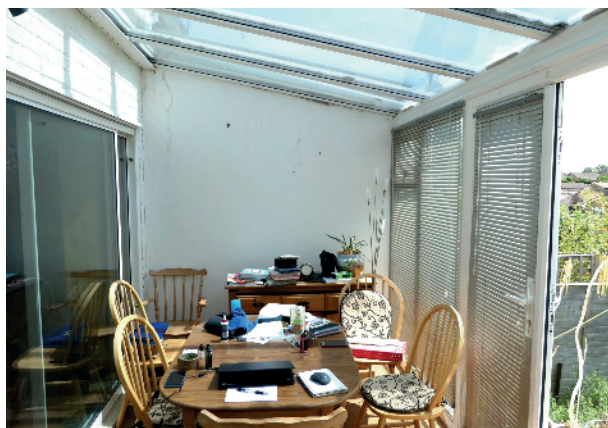
Bloxham

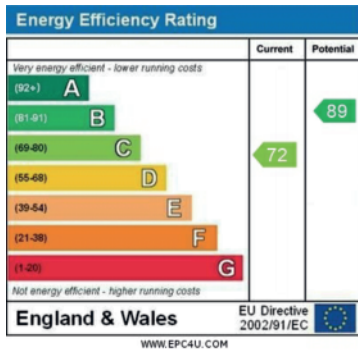
The village of Bloxham can be found approximately 5 miles from Banbury and offers a range of amenities including post office, choice of public houses and doctors surgery. Schooling in the village offers primary, secondary and also Bloxham private school.

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

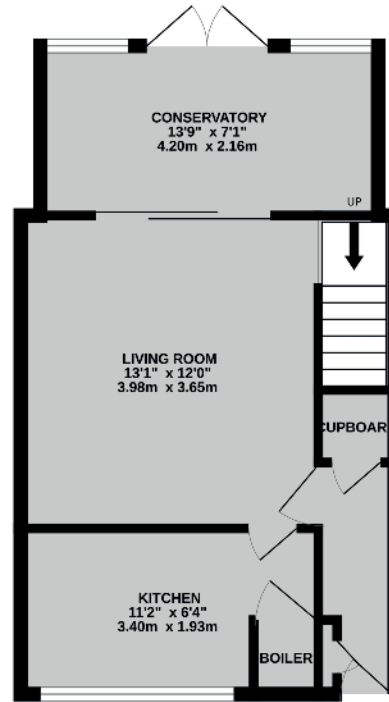
Directions: From Banbury Cross proceed south west on the A361 Chipping Norton Road and upon reaching Bloxham take the second turn right into Courtington Lane. Follow this road down to the T-junction, taking the left turn into Tadmarton Road and Winters Way is on the left hand side.



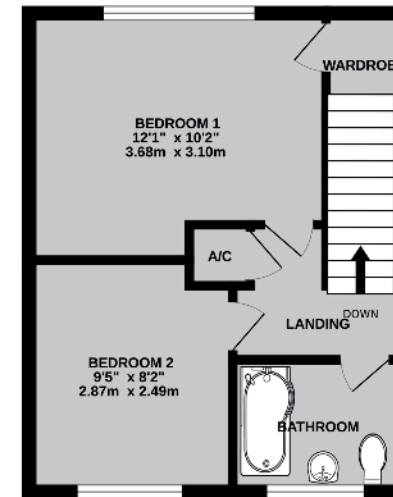




GROUND FLOOR
 393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
 298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metaphor 5/2025

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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