



14 Bartlett Road, Bloxham, Banbury, OX15 4ST
Offers in excess of £440,000

Stanbra
Powell

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Property Lettings





An extremely well presented four bedroom detached family home in this extremely popular village offered with no onward chain.

Entrance Hallway | Study | Downstairs Cloakroom | Utility Room | Living Room | Kitchen/Dining Room | Four Bedrooms | En-Suite to Master Bedroom | Family Bathroom | Pleasant Rear Garden | Driveway | Garage | Gas Central Heating | Double Glazing

Located in the much sought after village of Bloxham within easy walking distance of the many village amenities, this four bedroom detached family home was built by Miller Homes in 2018. The property benefits from high ceilings and large window openings giving a great degree of light throughout the property as well as a spacious living area, excellent sized kitchen/dining room. Four bedrooms, one with en-suite to master and a family bathroom. The property also has a larger than average rear garden as well as a driveway and garage.

Ground Floor

Pathway leading to front door, flanked by laid to lawn area and slatted area. Driveway for approximately 2-3 vehicles leading to the garage.

Front entrance: Via double glazed door leading to entrance hall.

Entrance hall: Amtico flooring. Wall mounted radiator. Stairs rising to first floor. Doors to all ground floor accommodation.

Study: Text UPVC double glazed window to front aspect. Wall mounted radiator. Amtico flooring.

Cloakroom: Amtico flooring. Two-piece white suite comprising low level W.C and square wash hand basin. Wall mounted radiator. Tiling to splashback areas. UPVC double glazed obscured window to side aspect.

Living room: Generous size with Amtico flooring. Wall mounted radiator. UPVC double glazed window to front aspect.

Kitchen/ Dining room: Range of modern base and eye level units with work top. Built in appliances include four ring gas hob, extractor hood, dishwasher and fridge/freezer. Stainless steel one and a half bowl sink unit with ceramic tap. UPVC double glazed window overlooking rear garden. Amtico flooring throughout. Ample dining space with UPVC double glazed doors opening to rear garden. Wall mounted radiator. Good sized understairs storage cupboard.

First Floor

Landing: Spacious landing area with UPVC double glazed window to the side aspect. Access to loft. Large airing cupboard. To all first-floor accommodation.

Bedroom one: Large double bedroom with built-in wardrobes. Wall mounted radiator. UPVC double glazed window to front aspect. Door to en-suite.

En-suite: Three-piece white suite comprising low level W.C, wash hand basin, double shower cubicle with bar shower over. Tile splash backs. UPVC double glazed obscured window to front aspect.

Bedroom two: Double bedroom with UPVC double glazed window overlooking rear garden. Wall mounted radiator.

Bedroom three: Double bedroom with UPVC double glazed window overlooking rear garden. Wall mounted radiator.

Bedroom four: Good sized single room with UPVC double glazed window to front aspect. Wall mounted radiator.

Family bathroom: Three-piece white suite comprising low level W.C, wash hand basin, panel bath with rain fall shower over and separate attachment. Tiling to splashback areas. Spot lights. UPVC double glazed obscured window to side aspect. Wall mounted radiator.

Outside

Rear garden: Slightly larger than average garden with west facing aspect. Stepping out on to paved patio area. Mostly laid to lawn with slate borders. Side passageway - ideal for storage. Gated access leading to driveway. Outside power point and tap.

Garage: Brick built single garage with metal up and over door.

Agent's note:

Service charge: £37 pcm approximately for 10 months per year.

Services: All
Council Tax Banding: E
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south west on the A361 Chipping Norton Road; after approximately three miles and upon entering the village of Bloxham. Take the right turn opposite Bloxham School and proceed to the end of Courtlington Lane. Turn right and then left, opposite the Primary School. Bartlett Road is on the right.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	88	89
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		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Garage
194 sq.ft. (18.0 sq.m.) approx.

Ground Floor
670 sq.ft. (62.20 sq.m.) approx.

First Floor
670 sq.ft. (62.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1534 sq.ft. (142.40 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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