



Chipperfield Park Road  
Bloxham



ROUND & JACKSON  
ESTATE AGENTS



# 20 Chipperfield Park Road

Bloxham, Banbury, OX15 4NX

£495,000

A spacious and well presented four bedroom detached family house with a large and beautifully landscaped rear garden located within this highly regarded and well served village.

## The Property

20 Chipperfield Park Road, Bloxham is a spacious and well presented family house which is pleasantly located within this sought after residential neighbourhood. On the ground floor there is a large entrance hallway, a cloakroom/WC, a large sitting/dinning room and a kitchen/breakfast room. On the first floor there are three double bedrooms, a single bedroom and a family bathroom. Outside, there is a lawned front garden which extends to the side and a driveway with parking for two vehicles. The rear garden extends to approximately 120 feet in length and is beautifully landscaped with a large lawn, well stocked flower and plant borders and a paved seating area adjoining the house. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

A spacious and welcoming hallway with a useful cupboard, doors to the cloakroom, kitchen and sitting room and stairs to the first floor.

## Cloakroom

Wash hand basin and W.C.

## Sitting/Dining Room

A spacious reception room with a window to the front and a sliding patio door onto the rear garden.

## Kitchen/Breakfast Room

Fitted with a range of eye level cabinets and base units and drawers with work surfaces and inset sink and draining board. There is space for a cooker, fridge/freezer and other appliances, space for a table and chairs, wall mounted boiler, window to the rear and a door to the side.

## First Floor Landing

A spacious landing with a window to the front and a hatch to the loft space.

## Master Bedroom

A large double room with a window to the front.

## Bedroom Two

A double room with a window to the rear.

## Bedroom Three

A double room with a window to the rear and a built in wardrobe.

## Bedroom Four

A good sized single room with a window to the front.

## Family Bathroom

Fitted with a panelled bath with a shower over, a wash hand basin and W.C. Window to the side.

## Outside

The property is situated on a very generous plot with a lawned garden to the side and front and a driveway which provides parking for two vehicles and gives access to the garage. The rear garden extends to approximately 120 feet in length and is beautifully landscaped. There is a paved patio adjoining the house and a large lawn with well stocked flower and plant borders and a variety of established trees. At the foot of the garden there is a shed and there is gated access to the side.

## Garage

A single garage with an up and over door to the front and with power and light connected.

### Directions

From Banbury proceed south westerly via the Bloxham Road (A361) and continue for approximately two and a half miles until the village of Bloxham is reached. Continue past the Warriner school and then turn left into Chipperfield Park Road. Continue and bear right at the end where number 20 will be found.

### Situation

Bloxham is a large ironstone village south west of Banbury on the A361 Chipping Norton Road. Within the village there are a range of amenities including post office, local shops, hairdressers, petrol station, a choice of public houses and churches, dentist and doctor's surgery. Schooling within the village includes primary, secondary and Bloxham School, an independent co-educational school catering for boarders and day pupils. Tudor Hall Girls School is approximately one mile outside of the village. Further comprehensive facilities can be found in the nearby market town of Banbury that include the Castle Quay Shopping Centre and the Spiceball Leisure Centre. The M40 Jct 11 is to the east of the town gives access to both Birmingham and London. From Banbury there is also a mainline railway station with services to London Marylebone in under an hour.

### Services

All mains services connected. The gas fired boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Tax band E.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

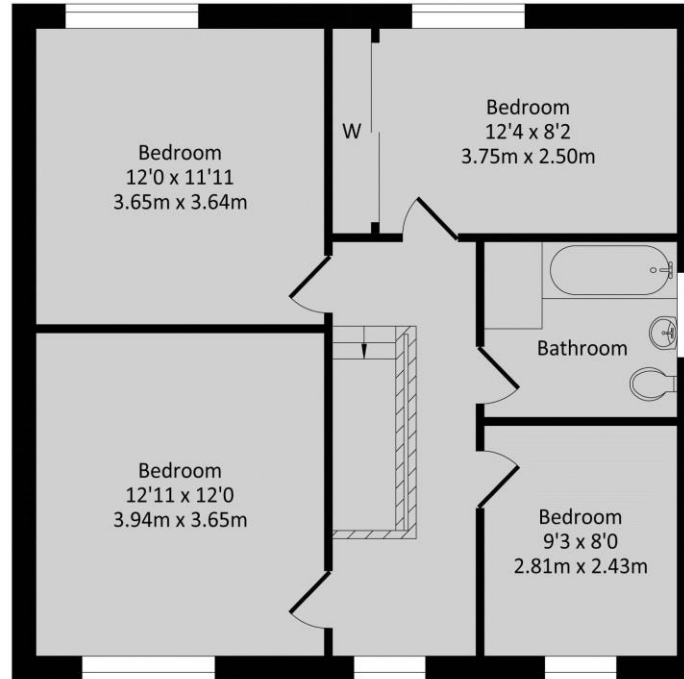
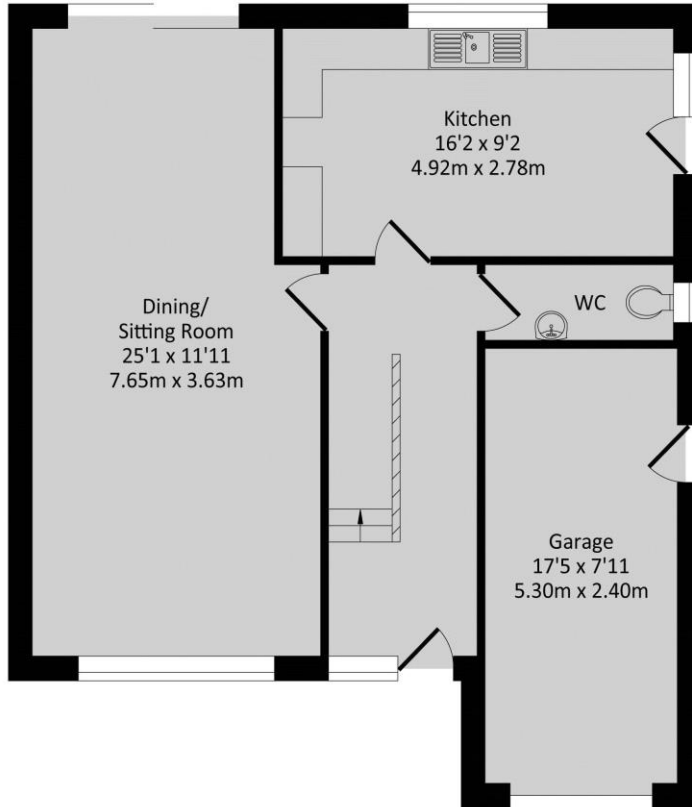
A freehold property



Ground Floor  
Approx. Floor  
Area 707 Sq.Ft.  
(65.70 Sq.M.)



First Floor  
Approx. Floor  
Area 664 Sq.Ft.  
(61.70 Sq.M.)



Total Approx. Floor Area 1371 Sq.Ft. (127.40 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: office@roundandjackson.co.uk  
www.roundandjackson.co.uk



ROUND & JACKSON  
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.