



127 Courtington Lane, Bloxham
Banbury, Oxfordshire, OX15 4HS



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented and greatly extended three bedroom semi detached house with a large rear garden located within this highly regarded and well served village.

Asking Price £450,000

The property

127 Courtington Lane, Bloxham is a superb three bedroom semi detached house which is pleasantly located within this highly regarded and well served village. The property is beautifully presented throughout and has accommodation arranged over two floors with a large extension to the rear. On the ground floor there is a spacious entrance hallway, a sitting room with a fireplace and wood burning stove, an open plan kitchen/dining/family room and a cloakroom. On the first floor there is a landing, a large modern bathroom and three good sized bedrooms. To the front of the property there is a low maintenance garden and a driveway which extends to the side and gives access to the garage. To the rear of the property there is a very large garden which extends to approximately 120 feet in length. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A large entrance hallway with wood effect flooring and stairs to the first floor.

Sitting Room

Located to the front with a window overlooking the front garden, a fireplace with wood burning stove and double doors to the kitchen/dining/family room.

Kitchen/Dining/Family Room

A superb open plan room having been extended and reconfigured with tiled flooring, bi-folding doors to the rear garden and underfloor heating. The kitchen is fitted with high quality, modern cabinets and drawers with Quartz work surfaces, a walled row of pantry cabinets and a large central island with an induction hob and retractable extractor. Other features include a one and a half bowl sink with drainer, a double oven, a fridge/freezer, a dishwasher, washing machine, wine cooler, a tumble dryer and T.V. point. Within the dining/family area there is ample space for lounge and dining furniture and access to the cloakroom.

Cloakroom/WC

Fitted wash hand basin and WC.

First Floor Landing

Hatch to loft space, airing cupboard and doors to all first floor accommodation.

Bedroom One

A large double bedroom with a window to the rear and ample space for wardrobes.

Bedroom Two

A large double bedroom with a window to the front and ample space for wardrobes.

Bedroom Three

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

Family Bathroom

A beautifully fitted modern bathroom with a high quality modern suite comprising a bath with shower over, a wash hand basin and W..C with vanity unit. Modern tiling to walls and floor, heated towel rail and window to the rear.



Outside

To the front of the property there is a low maintenance gravelled garden with attractive landscaping and a driveway which extends to the side and gives access to the garage. To the rear of the property there is a very large garden which extends to approximately 120 feet in length and is laid to lawn with a decked seating area adjoining the house. An area of approximately 30 feet has been fenced off at the foot of the garden for ease of maintenance which could be incorporated back.

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. Courtington Lane will be found as a turning on your right opposite Bloxham School. Continue along this road where the property will be found towards the end on the right hand side.

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 and Soho Farmhouse is just 7 miles away.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property



Garage
Approx. Floor
Area 157 Sq.Ft.
(14.60 Sq.M.)

Ground Floor
Approx. Floor
Area 722 Sq.Ft.
(67.10 Sq.M.)

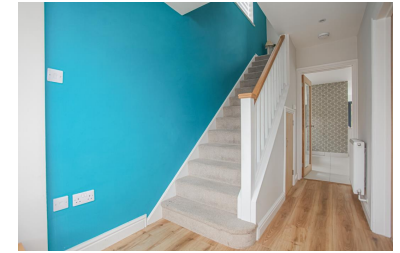
First Floor
Approx. Floor
Area 483 Sq.Ft.
(44.90 Sq.M.)



Total Approx. Floor Area 1362 Sq.Ft. (126.60 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		
69-80	C	69 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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 the 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.



ROUND & JACKSON
ESTATE AGENTS