



Dovedale, Barford Road  
Bloxham, Oxfordshire, OX15 4EX



ROUND & JACKSON  
ESTATE AGENTS









An individual 1920's, four bedroom detached house located close to the centre of this highly sought after and well served village. The property has a large rear garden, a huge garage/workshop and a garden room.

Asking price £499,950

#### The property

Dovedale, Barford Road, Bloxham is an individual 1920s detached family home which is conveniently located close to the village centre and a wide range of amenities. On the ground floor there is an entrance hallway, a large kitchen/dining room, a dual aspect sitting room and a utility room. On the first floor there is a large landing, four good sized bedrooms and a modern family bathroom. To the front of the property there is a small enclosed garden area with a pathway to the front door and to the side there is a driveway with parking for one vehicle and which gives access to the garage and workshop. The rear garden extends to approximately 75 feet in length and is beautifully landscaped. The garage and workshop extends to 34 feet in length and there is a large garden room which is ideal for outside entertaining. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A large hallway with wood effect flooring, stairs to the first floor and doors to the sitting room, kitchen/dining room and the utility room.

#### Sitting Room

A dual aspect room with ample space for a range of furniture, wood effect flooring and a fireplace with wood burning stove.

#### Kitchen/Dining Room

A spacious dual aspect room with double doors to the rear garden and wood effect flooring. Fitted eye level cabinets and base units and drawers with wooden work surfaces over, one and a half bowl sink and drainer and a breakfast bar with granite work surfaces. Integrated fridge/freezer and dishwasher, range cooker with extraction hood over, open fireplace and space for a table and chairs.

#### Utility/Boot Room

Space for washing machine and tumble dryer, wall mounted boiler, double doors to the garden.

#### First Floor Landing

A large landing with a hatch to the loft space and doors to all first floor accommodation.

#### Bedroom One

A large double room with a window to the front.

#### Bedroom Two

A double room with a window to the front.

#### Bedroom Three

A double room with a window to the rear.

#### Bedroom Four

A large double room with a window to the rear.

#### Family Bathroom

Fitted with a modern white suite. Bath with shower over, W.C. and wash hand basin. Modern tiling to walls and floor, heated towel rail, window to the rear.

#### Outside

To the front of the property there is a small walled garden area which gives access to the front door and to the side there is a driveway giving access to the garage. The rear garden is beautifully landscaped and extends to approximately 70 feet in length. There is an attractive brick paved patio adjoining the house and a lawned area with well stocked flower and plant borders. At the foot of the garden there is a large garden room with bi-folding doors opening onto a further paved seating area with bespoke bench seating and firepit area. to the side of the garden room there is an ideal space for a barbeque area or hot tub.



### Garage, Workshop and Brick Shed

To the side of the property there is a very large garage with workshop area with a number of uses. The brick shed is close to the rear of the property and is a useful storage space that could be converted into a home office if required.

### 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.



### 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. Travel through the village and turn left at the mini roundabout onto the Barford Road where the property will be found on your right.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Viewings

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.



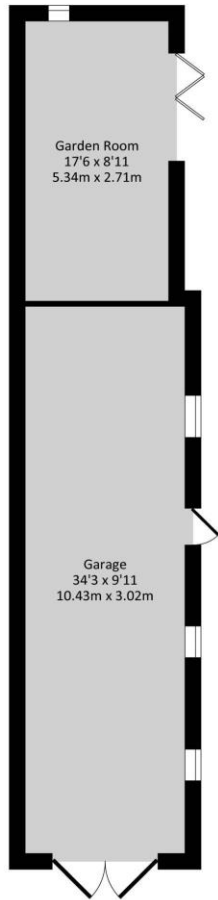


Garage/Garden Room  
Approx. Floor  
Area 497 Sq.Ft.  
(46.20 Sq.M.)

Ground Floor  
Approx. Floor  
Area 622 Sq.Ft.  
(57.80 Sq.M.)

First Floor  
Approx. Floor  
Area 606 Sq.Ft.  
(56.30 Sq.M.)

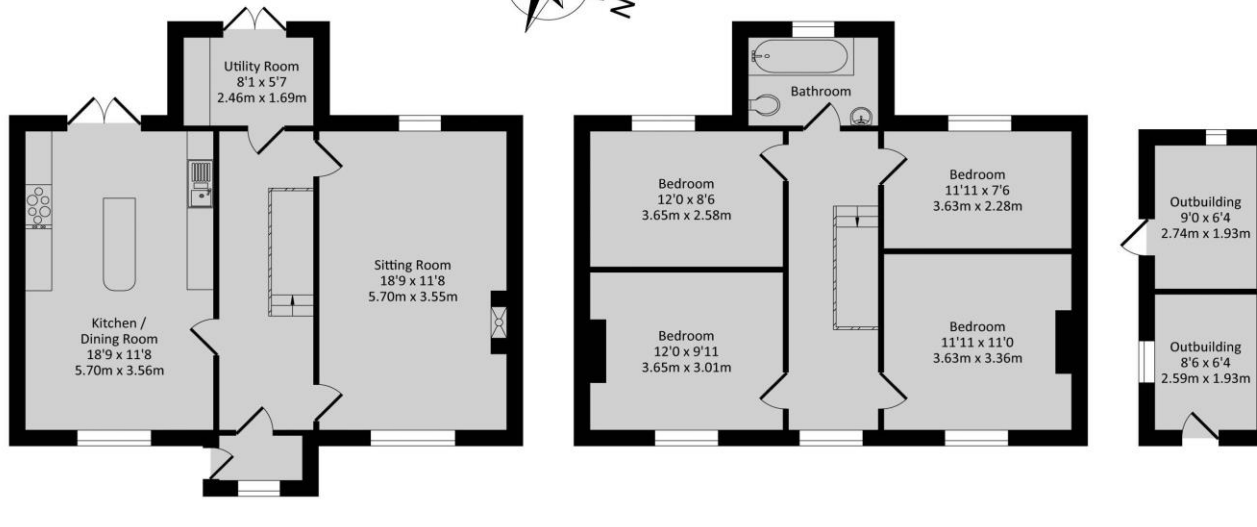
Outbuilding  
Approx. Floor  
Area 113 Sq.Ft.  
(10.50 Sq.M.)



**Total Approx. Floor Area 1838 Sq.Ft. (170.80 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		
55-68	D	56 D	80 C
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](http://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.