



Faulkener Road, Bloxham  
Banbury, Oxfordshire, OX15 4SQ



ROUND & JACKSON  
ESTATE AGENTS





**A spacious and well presented three bedroom detached house with a beautifully landscaped garden located on the edge of this highly sought after and well served village.**

#### The property

1 Faulkener Road, Bloxham is a superb detached house which is pleasantly located on the edge of this modern development with spacious accommodation which is arranged over two floors. The central hallway gives access to a spacious dual aspect sitting room, the cloakroom and a large kitchen/dining room which is fitted with modern units. On the first floor there is a central landing, a master bedroom with en-suite, two further good sized bedrooms and a modern family bathroom.

To the front of the property there is a small garden with a pathway to the front door and to the side there is a large driveway and a single garage. To the rear there is a good sized garden which is beautifully landscaped and predominantly laid to lawn with well stocked flower and plant borders and a large paved patio.

#### Entrance Hallway

A large central hallway with a staircase to the first floor and doors to the sitting room, kitchen/diner and cloakroom.

#### Cloakroom

Wash hand basin and W.C. window to rear.

#### Sitting Room

A spacious dual aspect room with double doors to the rear garden and a window to the front.

#### Kitchen/Dining Room

An open plan room with ample space for a table and chairs and a seating area. The kitchen is fitted with modern eye level cabinets and base units and drawers with work surfaces over. Inset one and a half bowl sink and draining board, four ring gas hob with extractor over and single oven beneath. There is space for a fridge/freezer, dishwasher and washing machine.

#### First Floor Landing

A central landing with a hatch to the loft space, a window to the rear and doors to all first floor accommodation.

#### Master Bedroom

A double room with a built in wardrobe, a window to the front and an en-suite shower room.

#### Bedroom Two

A double room with windows to the front and side.

#### Bedroom Three

A good sized room with a window to the rear.

#### Family Bathroom

Fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin and W.C. Modern tiling and heated towel rail.

#### Outside

To the front of the property there is a small garden with a pathway to the front door and to the side there is a large driveway and a single garage. To the rear there is a good sized garden which is beautifully landscaped and predominantly laid to lawn with well stocked flower and plant borders. There is also a large paved patio adjoining the house with gated access to the driveway and garage.

#### Garage

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



### 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 a 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. Soho Farmhouse is located approximately 7 miles away.

### 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. Take the right hand turn into Courtington Lane and continue to the end then turn right onto Tadmarton Road. Take the second left hand turn into Faulkener Road and turn left immediately where the property will be found on your right.



### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

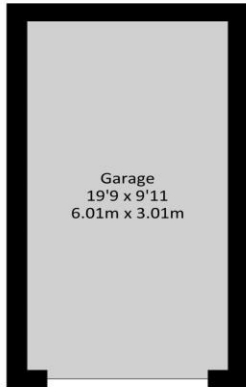
### Tenure

A freehold property. There is an estate charge of £40 per month.

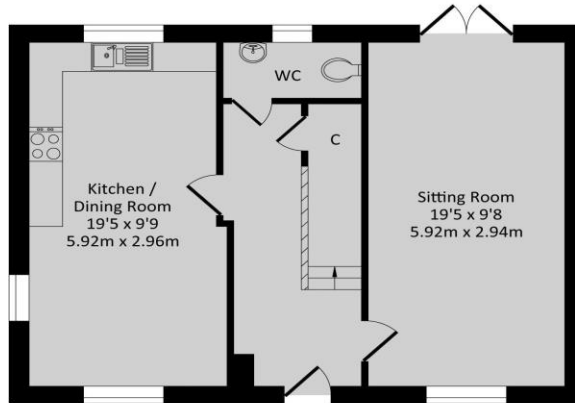
Asking Price £425,000



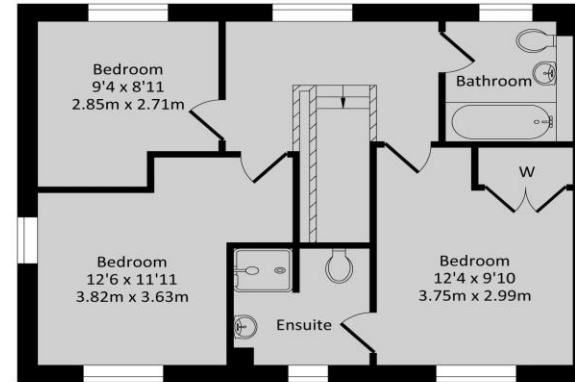
Garage  
Approx. Floor  
Area 194.82 Sq.Ft.  
(18.10 Sq.M.)



Ground Floor  
Approx. Floor  
Area 510 Sq.Ft.  
(47.40 Sq.M.)

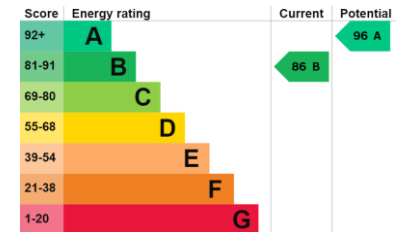


First Floor  
Approx. Floor  
Area 510 Sq.Ft.  
(47.40 Sq.M.)



**Total Approx. Floor Area 1215 Sq.Ft. (112.90 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.



**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.

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