



Havill Crescent
Bloxham



ROUND & JACKSON
ESTATE AGENTS



18 Havill Crescent

Bloxham, OX15 4TU

£360,000

A spacious and beautifully presented three bedroom semi detached house located within this new development on the edge of the village.

The Property

18 Havill Crescent, Bloxham is a spacious and beautifully presented modern home which is pleasantly located within this highly regarded development on the edge of the village. On the ground floor there is an entrance hallway, a cloakroom, a dual aspect sitting room, a large dining room and a fitted modern kitchen with access to the garden. On the first floor there is a central landing, a master bedroom with en-suite, a further double bedroom, a single bedroom and a family bathroom. To the front of the property there is a landscaped garden with a path to the front door and to the side there is a single garage and a block paved driveway. To the rear there is an enclosed garden which is laid to lawn and extends to the side.

Entrance Hallway

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

Cloakroom

Wash hand basin and W.C.

Sitting Room

A large dual aspect room with wood effect flooring and double doors to the rear garden.

Dining Room

A spacious dining room with wood effect flooring and a bay window to the front.

Kitchen

A modern kitchen with fitted eye level cabinets and base units with work surfaces over and an inset sink and drainer. Integrated appliances include a double oven, cooking hob, extractor fan, dishwasher, a washer/dryer and fridge/freezer. Wall mounted boiler, understairs storage cupboard and a door and window to the rear garden.

First Floor Landing

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

Master Bedroom

A double room with a window to the front and a large en-suite shower room.

Bedroom Two

A double room with a storage cupboard and a window to the front.

Bedroom Three

An L shaped single room with a window to the front.

Family Bathroom

Fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin and W.C. Attractive tiling and a window to the rear.

Outside

To the front of the property there is a landscaped garden with a path to the front door and to the side there is a single garage and a block paved driveway. To the rear there is a good sized enclosed garden which is laid to lawn extends to the side.

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 past the parade of shops and then bear left at the mini roundabout onto the Barford Road. Take the first left hand turn into the Milton Road and then your second right into Dickenson Road and then your second left into Havill Crescent. The property will be found on your right hand side after a short distance.

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 D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

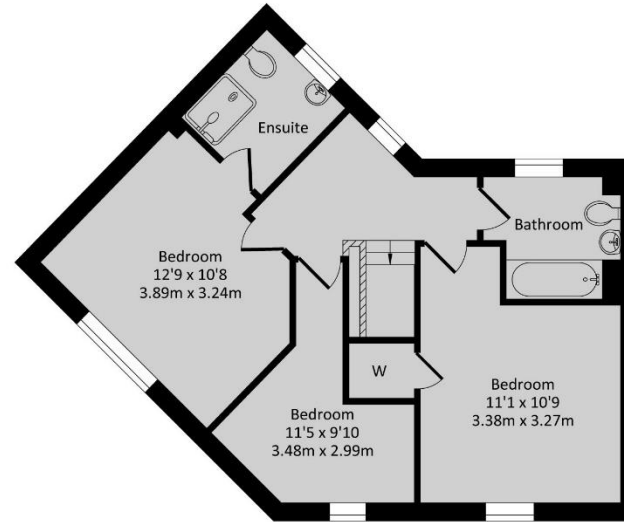
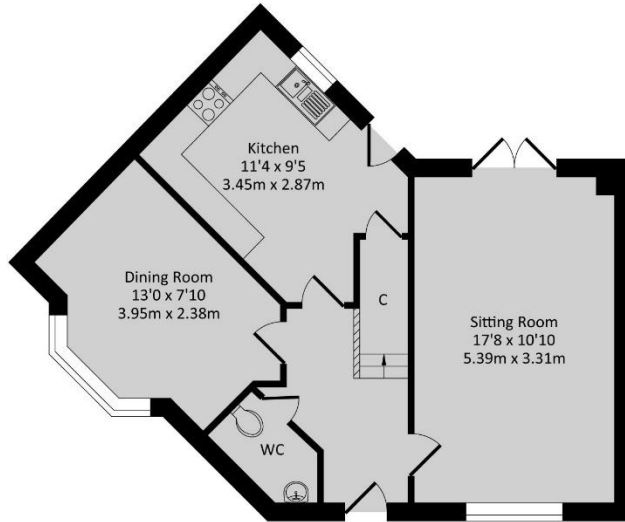
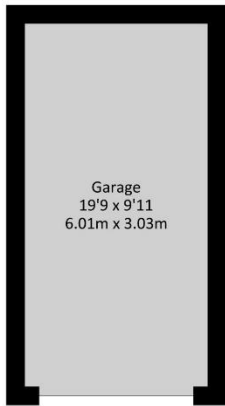
A freehold property.



Garage
Approx. Floor
Area 196 Sq.Ft.
(18.20 Sq.M.)

Ground Floor
Approx. Floor
Area 536 Sq.Ft.
(49.80 Sq.M.)

First Floor
Approx. Floor
Area 524 Sq.Ft.
(48.70 Sq.M.)



Total Approx. Floor Area 116.70 Sq.Ft. (1256 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		95 A
81-91	B	85 B	
69-80	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



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