



4 Aurelia Terrace, Bloxham
Oxfordshire, OX15 4HL



ROUND & JACKSON
ESTATE AGENTS





A brand new three bedroom, stone built house with spacious accommodation pleasantly located within this well served and highly regarded village.

The property

4 Aurelia Terrace, Bloxham is a brand new stone built house which is pleasantly located within the village and is close to a wide range of amenities. The property was built by a highly renowned local developer and has well planned, spacious accommodation arranged over three floors. On the ground floor there is an entrance hall, an open plan kitchen/dining room with high quality fittings, a cloakroom/W.C and a sitting room with double doors to the rear garden. On the first floor there is a landing with stairs to the second floor, two double bedrooms and a modern family bathroom. The master bedroom is located on the second floor and has a large wardrobe and an en-suite shower room. There is a small and private garden to the rear and there is a carport which is located in the parking area beyond. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hall

Main entrance door to the front, stairs to the first floor and a door to the kitchen/dining room.

Kitchen/Dining Room

A spacious open plan room beautifully fitted with modern cabinetry and with ample space for dining furniture being ideal for socialising and entertaining. Integrated appliances include a fridge/freezer, dishwasher, a single oven, hob and extraction fan. There are double doors to the garden and windows to the front and side.

Cloakroom

Wash hand basin and W.C.

Sitting Room

A spacious and light room with double doors to the rear garden and double doors to the dining room.

First Floor Landing

Window to the side, stairs to the second floor and doors to all first floor accommodation.

Bedroom Two

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

Bedroom Three

A double room with a window to the rear.

Family Bathroom

A beautifully fitted modern bathroom with a white suite comprising a panelled bath with shower over, a wash hand basin and W.C.

Master Bedroom Suite

A superb and spacious double room located on the second floor with a large built in wardrobe and a modern en-suite shower room.

Outside

A small, private garden laid to lawn with a paved seating area adjoining the house. Beyond the garden there is a car port with an additional space in 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 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 right at the mini roundabout and then take the second right into Cumberland Close.



Continue for approximately 200 yards where the property will be seen on your left hand side just before the turn for Brookside Way.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band TBC.

Viewings Arrangements

Strictly by prior arrangement with Round & Jackson.

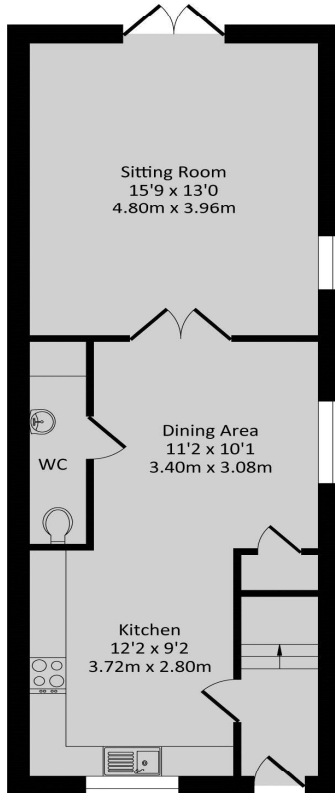
Agents Note

Some of the photographs have been edited with CGI furniture and furnishings to better show how the property could look once occupied.

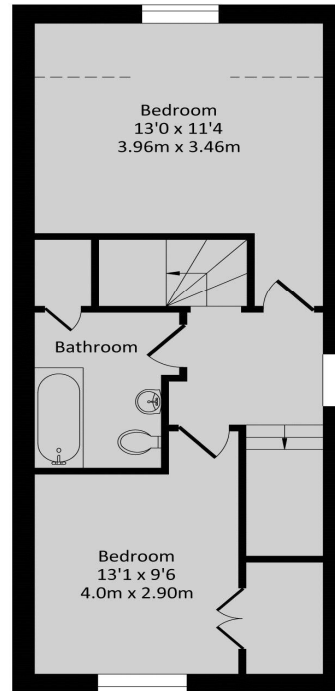
Asking Price £395,000



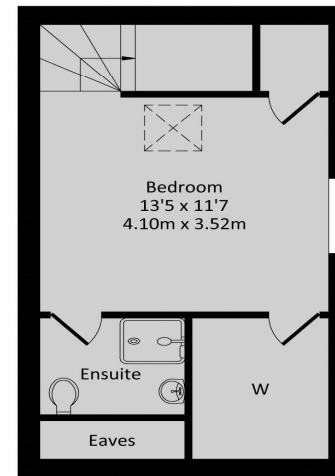
Ground Floor
Approx. Floor
Area 512 Sq.Ft.
(47.50 Sq.M.)



First Floor
Approx. Floor
Area 454 Sq.Ft.
(42.20 Sq.M.)



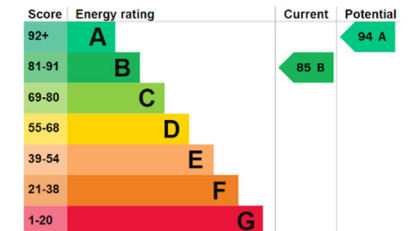
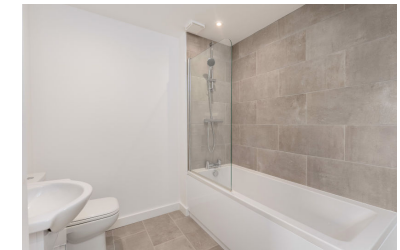
Second Floor
Approx. Floor
Area 314 Sq.Ft.
(29.20 Sq.M.)



Total Approx. Floor Area 1280 Sq.Ft. (118.90 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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