



Humber Street
Bloxham



ROUND & JACKSON
ESTATE AGENTS



The Cottage, Humber Street

Bloxham, Banbury, Oxon, OX15 4LZ

£425,000

A charming three bedroom cottage with spacious accommodation, a great wealth of character and a walled rear garden located in the heart of this highly sought after and well served village.

The Property

The Cottage, Humber Street is a characterful Grade II listed property which is located on a picturesque street within the heart highly sought after and well served village. The spacious accommodation is arranged over three floors, on the the ground floor there is a kitchen/dining room with a door to the rear garden and a dual aspect sitting room with an open fireplace. On the first floor there is a large master bedroom, a further double bedroom and the family bathroom. On the second floor there is a double bedroom with an en-suite shower room. Outside and to the rear of the property there is a walled garden garden which is attractively landscaped and has a variety of plants, trees and shrubs. There is a large summer house at the foot of the garden.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Kitchen/Dining Room

A spacious room with the main entrance door to the front and a door to the rear garden. Fitted with a range of eye level cabinets and base units and drawers with work surfaces over, inset sink and draining board, an electric Rayburn, ceiling beams, space for appliances and space for a table and chairs.

Sitting Room

A spacious dual aspect reception with an open fireplace, an exposed ceiling beam and a window seat.

First Floor Landing

Stair case to the second floor, a useful storage cupboard and doors to all first floor accommodation.

Master Bedroom

A very spacious dual bedroom with built in wardrobes and an airing cupboard.

Bedroom Three

A double room with a window to the front and fitted closet.

Bathroom

Fitted with a panelled bath, a wash hand basin and W.C. Window to the rear.

Bedroom Two

Located on the second floor, a double bedroom with a window to the front and an en-suite shower room.

Outside

Outside and to the rear of the property there is a walled garden garden which is attractively landscaped and has a variety of plants, trees and shrubs. There is a large summer house at the foot of the garden.

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. Having passed the parade of shops take the next left hand turn into Humber Street where the property will be found on your left.

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.

Local Authority

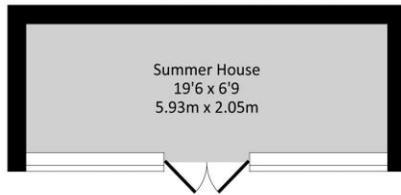
Cherwell District Council. Tax band D.

Viewing Arrangements

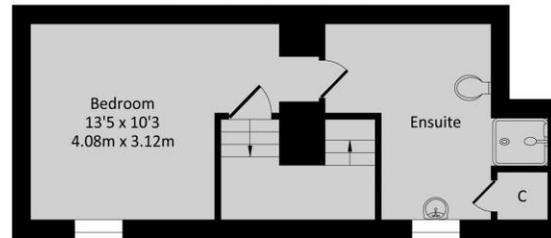
Strictly by prior arrangement with Round & Jackson.



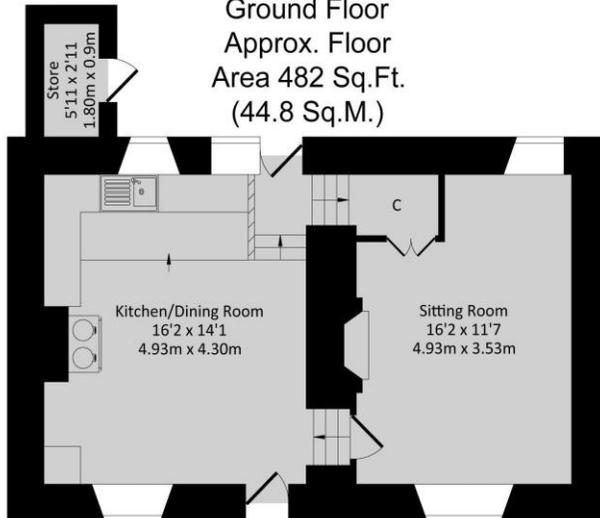
Summer House
Approx. Floor
Area 131 Sq.Ft.
(12.2 Sq.M.)



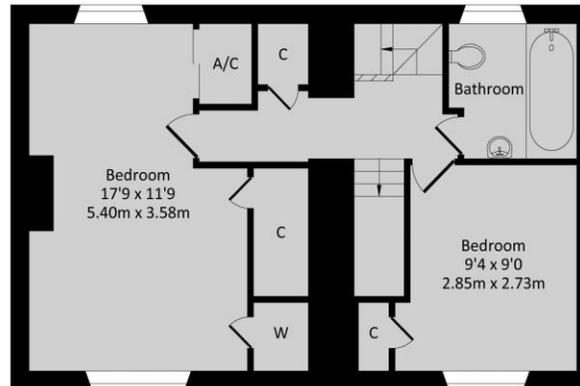
Second Floor
Approx. Floor
Area 270 Sq.Ft.
(25.1 Sq.M.)



Ground Floor
Approx. Floor
Area 482 Sq.Ft.
(44.8 Sq.M.)



First Floor
Approx. Floor
Area 535 Sq.Ft.
(49.7 Sq.M.)



Total Approx. Floor Area 1418 Sq.Ft. (131.8 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.

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
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.