



7 Russell Street
Bloxham, OX15 4TX



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented four bedroom stone built family home with a south/west facing landscaped garden, single garage and off road car parking located within this well served village.

The Property

7 Russell Street, is a modern, beautifully presented four bedroom family home located in the sought after village of Bloxham. The property is built in characterful honey coloured Hornton stone and enjoys front outlooks across open land. Constructed by Miller Homes in 2018, the house offers spacious accommodation over two floors. On the ground floor there is a large entrance hallway, cloakroom, a dual aspect sitting room, a large kitchen/dining room and a utility room with access to the garden. On the first floor there is a central landing, a master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. All windows have attractive white shutters which will remain as part of the sale. To the rear there is a pleasant south/westerly facing landscaped garden and the single garage with one car parking space in front can also be found at the rear of the property.

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

Entrance Hallway

Main entrance door to the front, stairs rising to the first floor, a useful understairs storage cupboard and doors to all ground floor accommodation.

Sitting Room

A spacious dual aspect room with double doors to the rear garden, a window to the front and ample space for a range of furniture.

Cloakroom

Fitted with W.C. and wash hand basin.

Kitchen/Diner

A superb dual aspect, open plan room with ample space for dining furniture. The kitchen is fitted with a range of eye level cabinets, base units and drawers with work surfaces over, a one and a half bowl sink and draining board and a four ring gas hob with extractor hood over. There is an integrated fridge/freezer, dishwasher and double oven. Wood effect flooring and door to the utility room.

Utility Room

Fitted with eye level and base cabinets with work surfaces over, an inset sink and drainer, space and plumbing for a washing machine and tumble dryer and a door to the rear garden.

First Floor Landing

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

Master Bedroom

A double bedroom with double mirrored fitted wardrobes, a window to the rear aspect and door to the en-suite.

En-suite

Fitted with a shower cubicle, W.C. and wash hand basin, heated towel rail with attractive tiled splashbacks and flooring.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A double bedroom with a window to the front aspect.

Bedroom Four

A single bedroom with a window to the rear aspect.



Family Bathroom

Fitted with a modern suite comprising a panelled bath with a mixer shower over, a wash hand basin, W.C. and a heated towel rail. There is attractive tiled flooring and splash backs with a window to the rear aspect.

Outside

The property is pleasantly positioned overlooking a large green area and to the front of the house there is a small area of garden which is laid to lawn with established shrubs and is enclosed by iron fencing. To the rear of the property there is a large, paved patio seating area adjoining the house, a large artificial lawn area and raised planters with established shrubs and trees providing a good level of privacy. There is gated access to the parking area.

Garage and Parking

A single garage located at the rear of the property with an up and over door to the front with power and lighting connected. There is space for one vehicle in front of the garage with an EV charging point.

Situation

Bloxham is located south west of Banbury on the A361 Chipping Norton Road. Within the village there is a range of amenities including a post office, local shops, hairdresser, petrol station, choice of public houses and doctors surgery. Schooling within the village includes primary, secondary and also Bloxham public school. There is a fine church dating principally from the 14th Century and some of the sporting facilities at Bloxham School are available to residents of the village during off peak periods and holidays. Bloxham is approx. 3 miles from Banbury mainline train station with an excellent service to London Marylebone. There is also easy access to junction 11 of the M40 motorway.

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 take the first turn in on your left where the property will be found after a short distance on your right.

Services

All mains services connected. The gas fired boiler is located in the utility room.

Local Authority.

Cherwell District Council. Tax band D.

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Agents Notes

We understand there is an annual estate charge of £265.84.

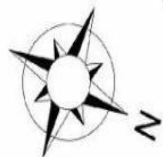
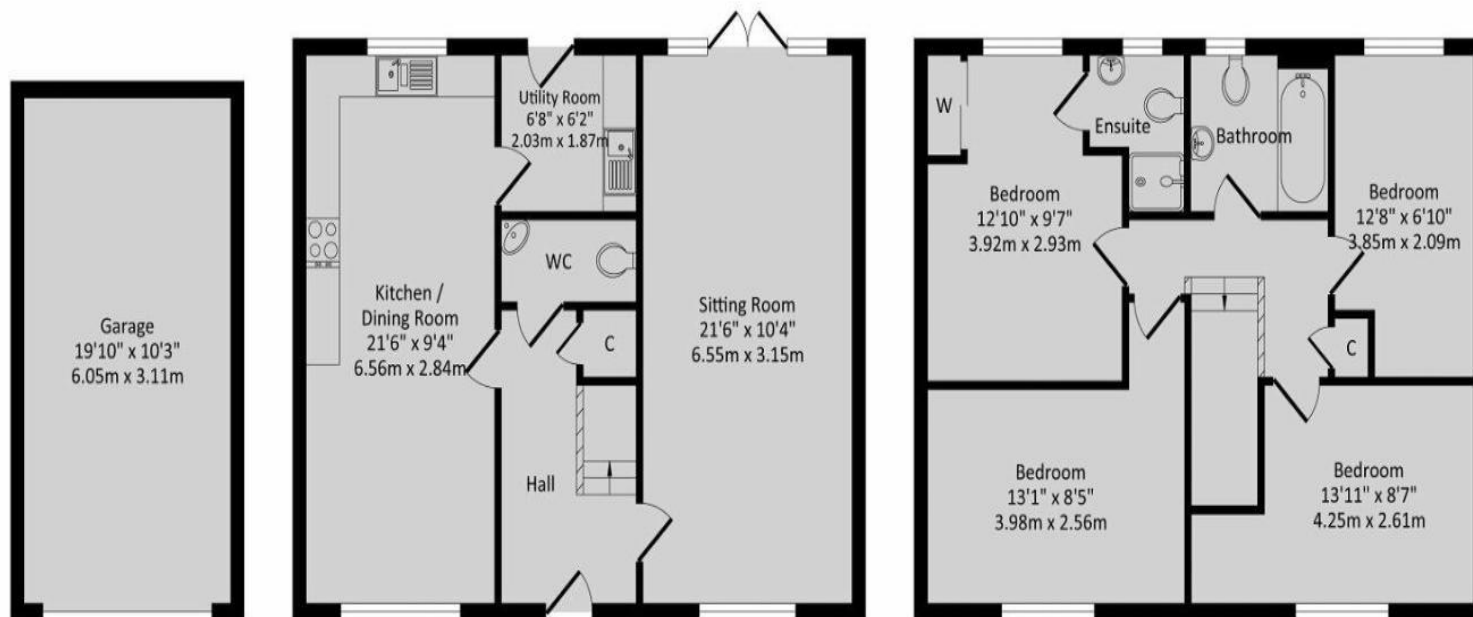
Asking Price: £450,000



Garage
202 sq.ft. (18.80 sq.m.) approx.

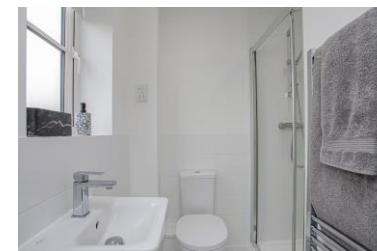
Ground Floor
580 sq.ft. (53.90 sq.m.) approx.

First Floor
580 sq.ft. (53.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1362 sq.ft. (126.60 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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