



Clyston, Banbury Road
Bloxham, Banbury, Oxon, OX15 4PB



ROUND & JACKSON
ESTATE AGENTS





A recently renovated and beautifully presented, detached Victorian house with great potential to extend, located within this highly regarded and well served village.

The property

Clyston, Banbury Road, Bloxham is a beautifully presented detached Victorian house which is pleasantly located within this well served and highly regarded village. This individual property has been extended to the rear and modernised to a very high standard throughout. Planning permission was granted in 2014 for a two storey side extension which has now lapsed but we believe that this could be reinstated. The property has a large driveway to the side and there is a large lawned garden to the rear.

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

Hallway

A spacious hallway with stairs to the first floor and doors to the sitting room and kitchen/dining/family room.

Sitting Room

Located to the front of the property with a large bay window and a central fireplace.

Kitchen/Dining/Family Room

A superb open plan room ideal entertaining and for modern family living. There is ample space for lounge and dining furniture, a bricked fireplace and double doors to the garden. The kitchen is fitted with a range of modern shaker style eye level cabinets and base units and drawers with work surfaces over. Inset one and a half bowl sink and drainer, induction hob with extractor over and an oven beneath. There is an integrated fridge, freezer and dishwasher. large understairs store cupboard.

Utility Room

Recently modernised and fitted with eye level cabinets and a base cupboard with worksurfaces over. Inset one and a half bowl sink and draining board, space and plumbing for a washing machine and tumble dryer, door to the garden and a door to the shower room.

Shower Room

Recently fitted with a shower cubicle, a wash hand basin and WC. Window to the rear.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

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

Bedroom Two

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

Bedroom Three

A 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

There is a large gravelled driveway to the side of the property which provides off road parking for several vehicles. To the rear there is a large and private garden which is laid to lawn and has a paved seating area adjoining the house.

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. Soho Farmhouse is a private members club which is located 9 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. Continue past the turnings for Chipperfield Park Road and Temple Close where the property will be found on the left hand side and just before the turn for Strawberry Terrace.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

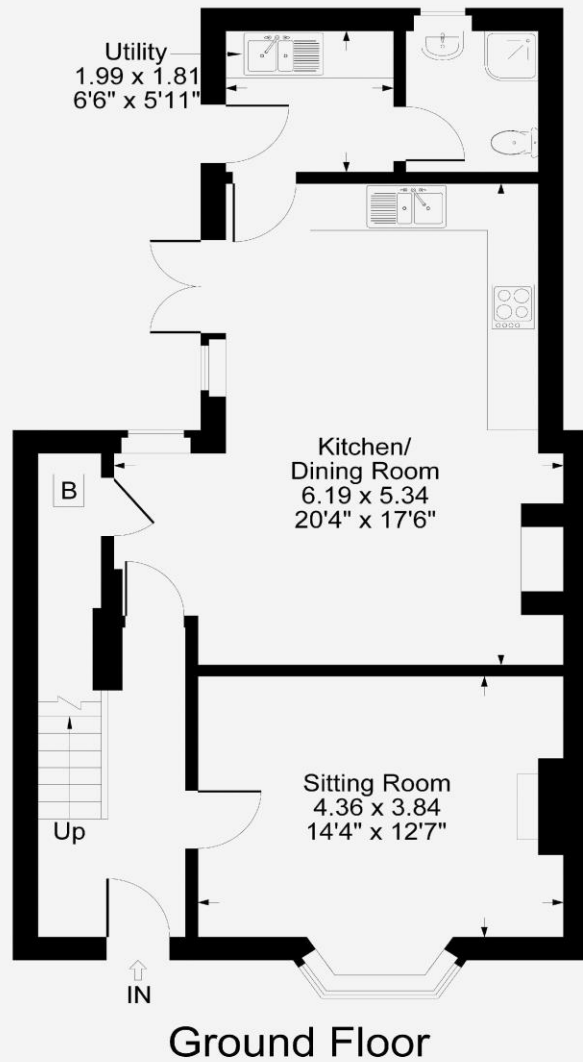
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide Price - £500,000

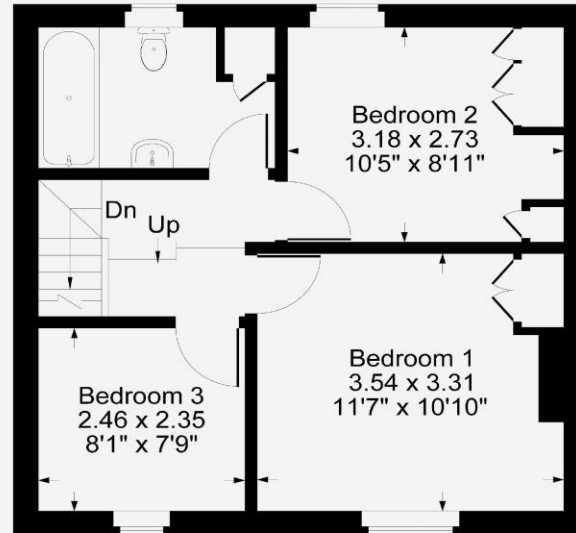




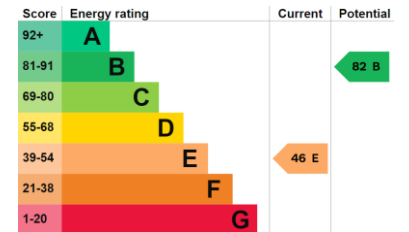
Ground Floor



Approximate Gross Internal Area
 Ground Floor = 59.64 sq m / 642 sq ft
 First Floor = 38.81 sq m / 418 sq ft
 Total Area = 98.45 sq m / 1060 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor



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