



Cumberford Close
Bloxham



ROUND & JACKSON
ESTATE AGENTS



14 Cumberford Close

Bloxham, Oxon, OX15 4HN

£340,000

A spacious and beautifully presented three bedroom semi detached house which has been greatly extended. The property is located in an established development within this well served and sought after village.

The Property

14 Cumberford Close, Bloxham is a beautifully presented three bedroom semi detached house which is pleasantly located in an established development within this highly regarded and well served village. The property has been greatly extended to offer spacious and well planned family sized accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, a fitted kitchen, a sitting/dining room, a conservatory and a cloakroom. On the first floor there is a large master bedroom with a dressing room and en-suite, two further double bedrooms and a family bathroom. Externally there is an enclosed garden to the rear and a driveway to the side. There is a large garage to the side with power and light connected.

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

Entrance Hallway

Entrance hallway with storage cupboard and stairs rising to first floor.

Kitchen

The kitchen is fitted with a range of painted wooden eye level units and base cabinets and drawers with work surfaces over. One and a half bowl ceramic sink and draining board, four ring gas hob with a single oven beneath and an extractor fan over. There is a fitted breakfast bar and a window to the front, space for a fridge freezer and space and plumbing for a dishwasher.

Sitting/Dining Room

Ample space for lounge and dining furniture, wooden flooring and double doors to the conservatory.

Conservatory

To the rear of the property there is a conservatory with double doors to the garden. Door to the side lobby which in turn leads onto a cloakroom/WC and the garage.

First Floor Landing

Doors to all first floor accommodation.

Master Bedroom

A vary spacious master bedroom with a dressing room and an en-suite bathroom.

Bedroom Two

A large double bedroom with two windows to the front and a built in cupboard.

Bedroom Three

A good sized bedroom with a window to the rear.

Family Bathroom

Fitted with a white suite comprising a panelled bath, a wash hand basin and W.C.

Outside

The rear garden extends to approximately 30' in length and has a paved patio adjoining the house and a small lawned area with flower and plant borders. There is a driveway to the side where car parking is available.

Garage

A large integral garage with an electric roller door to the front and power and light connected.

Directions

From Banbury proceed via the main Bloxham Road (A361) and continue until Bloxham is reached. Travel through to the far end of the village bearing right over the mini roundabout and take the right hand turn into Cumberford Hill. Pass the turning for Brookside Way and then take the next left turning into Cumberford Close. The property will be found after a short distance on the left hand side.

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.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.





Total Approx. Floor Area 1389 Sq.Ft. (129.07 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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