

# 15 Havill Crescent

Bloxham



ROUND & JACKSON  
ESTATE AGENTS



# 15 Havill Crescent, Bloxham

Oxfordshire, OX15 4TU 50% shared ownership £155,000

A beautifully presented and spacious two bedroom, end terraced house with spacious accommodation located within this new development on the edge of the sought after village of Bloxham. 50% shared ownership.

## The Property

15 Havill Crescent, Bloxham is a superb, two bedroom, end-terraced house which is pleasantly located within this highly regarded development on the edge of the village. Constructed by Miller Homes in 2019, the property is beautifully presented with accommodation over two floors. On the ground floor there is an entrance hallway, cloakroom/W.C., kitchen and sitting room. On the first floor there are two double bedrooms and a modern family bathroom. To the front of the property there is a gravelled garden area with established shrubs and a path leading to the front door. To the side there is a tandem driveway which provides off road parking for several vehicles and has gated access to the rear garden. A particular feature of the property is the rear garden which has a large lawned area that wraps round to the right of the property and also had a patio seating area adjoining the house. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

A central hallway with doors to all ground floor accommodation, a useful understairs storage cupboard, stairs rising to the first floor and a window to the side aspect.

## Cloakroom/W.C.

Fitted with a white suite comprising a wash hand basin, W.C. and heated towel rail with tiled flooring.

## Sitting Room/Dining Room

A large reception room with dual aspect windows to the rear and side and a door leading to the rear garden.

## Kitchen

Fitted with modern eye level cabinets and base units and drawers with work surfaces over. One and a half bowl sink and drainer, four ring gas hob with extractor over, single oven and an integrated fridge/freezer and washing machine. There is tiled flooring and a window to the front aspect.

## First Floor Landing

Doors to all first floor accommodation, a useful storage cupboard, hatch to loft space and a window to the side aspect.

## Bedroom One

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

## Bedroom Two

A double bedroom with two windows to the rear aspect.

## Family Bathroom

A modern bathroom fitted with a white suite comprising a panelled bath with shower over, W.C. and wash hand basin. Attractive tiled flooring and splashbacks throughout.

## Outside

To the front of the property there is a small gravelled garden area, with established shrubs and a path leading to the front door. There is a tandem driveway to the side of the property which provides parking for several vehicles. To the rear of the property there is a pleasant and large south east facing garden which is predominantly laid to lawn with a patio seating area adjoining the house.

### Shared Ownership Information

Any potential buyer will be assessed in line with Homes England affordability to ensure they meet the eligibility criteria for shared ownership.

The property is held on a 125 year Lease which commenced in 2019 (120 years remaining).

The monthly rent is £388.77.

The monthly service charge is £110.58.

Please consult with us if you have any questions regarding shared ownership.

### 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 your second left into Havill Crescent. The property will be found on your left hand side after a short distance.

### 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 C.

### Viewings

Strictly by prior arrangement with Round & Jackson.

### Tenure

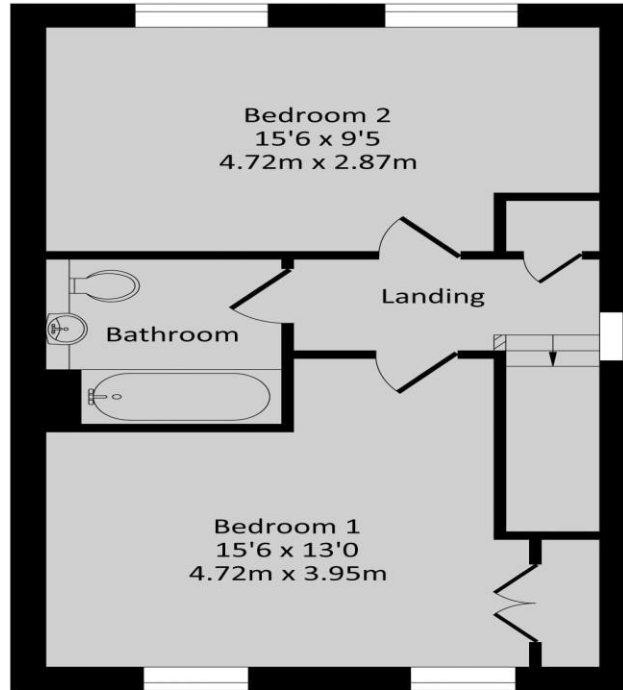
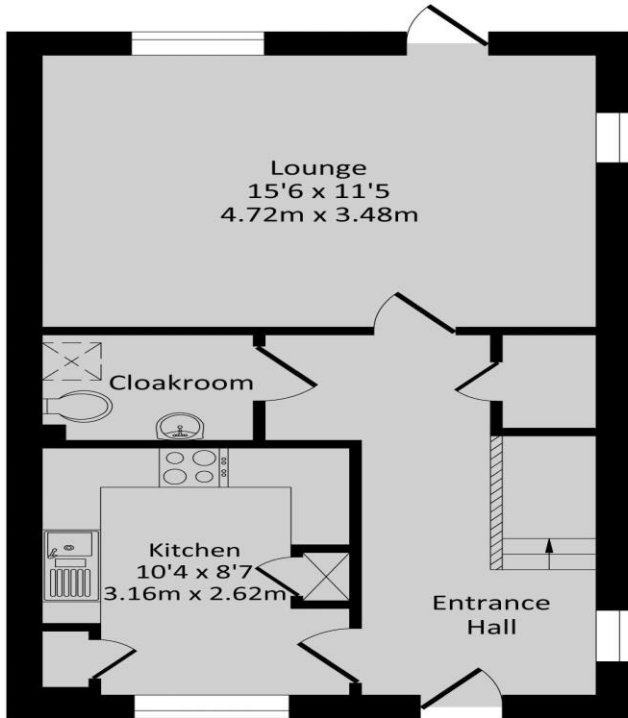
A Leasehold property.



Ground Floor  
Approx. Floor  
Area 422 Sq.Ft.  
(39.20 Sq.M.)



First Floor  
Approx. Floor  
Area 422 Sq.Ft.  
(39.20 Sq.M.)



**Total Approx. Floor Area 844 Sq.Ft. (78.4 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.



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