



4 Salmon Close, Bloxham
Banbury, Oxon, OX15 4PJ



ROUND & JACKSON
ESTATE AGENTS





A greatly extended four bedroom detached house located in a tucked away position in this sought after residential neighbourhood within this well served and popular village.

The property

4 Salmon Close, Bloxham is a link detached family house which is pleasantly located in a tucked away position on the edge of this sought after residential neighbourhood. The property has been greatly extended and has spacious and well planned accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, a large lounge/diner, a study, a cloakroom and a large kitchen/breakfast room with separate utility room. On the first floor there is a central landing, a master bedroom with en-suite, three further bedrooms and a family bathroom. To the front of the property there is a large driveway and to the rear there is a private lawned garden.

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

Hall

Main entrance door to the front and door to hallway.

Hallway

Stairs to the first floor and doors to all ground floor accommodation.

Lounge/Dining Room

A large dual aspect room with ample space for lounge and dining furniture and double doors to the rear garden.

Study

A useful study/home office.

Kitchen/Breakfast Room

Fitted with modern units comprising eye level cabinets and base units and drawers, work surfaces and an inset sink and draining board. There is an induction hob with extractor over, a double oven and there is space for a fridge/freezer and dishwasher. There is also space for a table and chairs.

Utility Room

Fitted work surface with inset sink, space for a washing machine and tumble dryer, door to rear garden.

Cloakroom

Wash hand basin and WC.

First Floor Landing

Hatch to loft space, large storage cupboard and doors to all first floor accommodation.

Master Bedroom

A double bedroom with a window to the front and an en-suite shower room.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A double bedroom with a window to the front.



Bedroom Four

A single room with a window to the front.

Family Bathroom

Fitted with a panelled bath with a shower over, a wash hand basin and WC. Tiling to walls, window to the rear.

Outside

To the front of the property there is a large driveway which provides parking for several vehicles. The rear garden is very private and is predominantly laid to lawn with flower and plant borders and a patio 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.



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 Warriner school and then turn left into Chipperfield Park Road and then take the left hand turn onto Salmon Close. The property will be found in the left hand corner.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

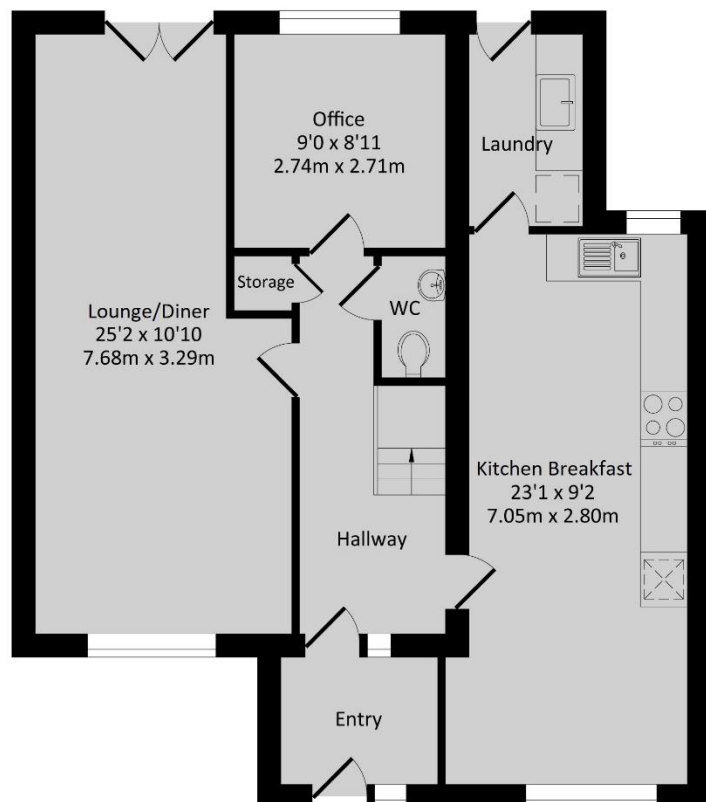
Tenure

A freehold property.

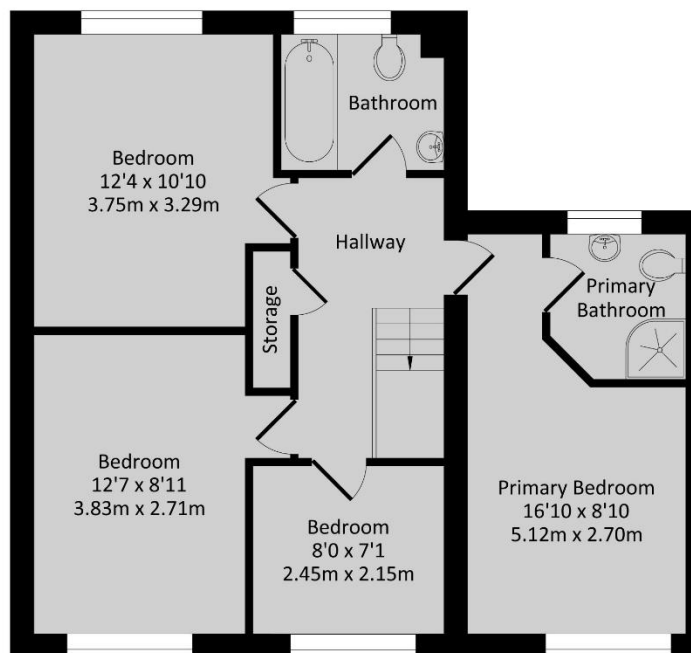
Asking Price - £499,950



Ground Floor
Approx. Floor
Area 752 Sq.Ft.
(69.90 Sq.M.)



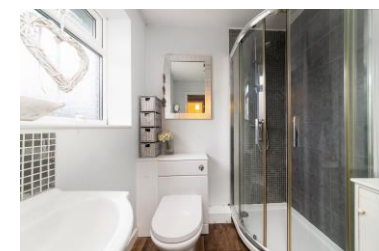
First Floor
Approx. Floor
Area 600 Sq.Ft.
(55.70 Sq.M.)



Total Approx. Floor Area 1352 Sq.Ft. (125.60 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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.



ROUND & JACKSON
ESTATE AGENTS