



20 Havill Crescent, Bloxham  
Banbury, Oxon, OX15 4TU



ROUND & JACKSON  
ESTATE AGENTS





**A spacious and beautifully presented four bedroom detached family house with two reception rooms which is pleasantly located within this sought after modern development on the edge of the village.**

#### The property

20 Havill Crescent, Bloxham is spacious four bedroom family house which is pleasantly located fronting a large green area within this modern development on the edge of the village. The property has well planned accommodation which is arranged over two floors, on the ground floor there is an entrance hallway, a cloakroom/WC a dual aspect sitting room, a dining room/study and a kitchen/breakfast 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 rear of the property there is a good sized garden which is laid to lawn and there is also a garage and driveway with an EV charging point to the rear.

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

#### Entrance Hallway

Main entrance door to the front, wood effect flooring, stairs to the first floor and doors to all ground floor accommodation.

#### Cloakroom

Wash hand basin and WC.

#### Dining Room/Study

A useful reception room with wood effect flooring which could be used as a separate dining room or home office.

#### Sitting Room

A spacious dual aspect room with a window to the front, double doors to the rear garden and wood effect flooring.

#### Kitchen/Breakfast Room

A spacious room beautifully designed with space for a table and chairs, wood effect flooring and double doors to the garden. Fitted with modern eye level cabinets and 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 over. Fitted double oven, fridge-freezer, washing machine and dishwasher.



#### First Floor Landing

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

#### Master Bedroom

A large double room with windows to the side and rear and a modern en-suite shower room.

#### Bedroom Two

A spacious double room with windows to the front and rear.

#### Bedroom Three

A double room with windows to the front and side.

#### Bedroom Four

An L shaped single bedroom with a window to the front.

#### Family Bathroom

Fitted with a smart modern suite comprising a panelled bath with a shower over, a wash hand basin and WC. Attractive tiling to walls.



### Outside

The property is pleasantly located with outlooks over a large communal green. There is a small lawned garden with flower and plant borders to the front which extends to the side. To the rear there is a large than average lawned garden flower and plant borders and a patio adjoining the house. There is a further paved seating area at the foot of the garden adjoining the garage.

### Garage and Driveway

A single garage with power and light connected, a personal door to the garden and an up and over door to the front where parking is available.

### Services

All mains services connected. EV charging point attached to garage.

### Local Authority

Cherwell District Council. Tax band E.

### 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.

### Viewings

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

### 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. 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, then your second right into Dickenson Road and then your second left into Havill Crescent. Follow the road around to the right where the property will be found on your right at the end of the road.

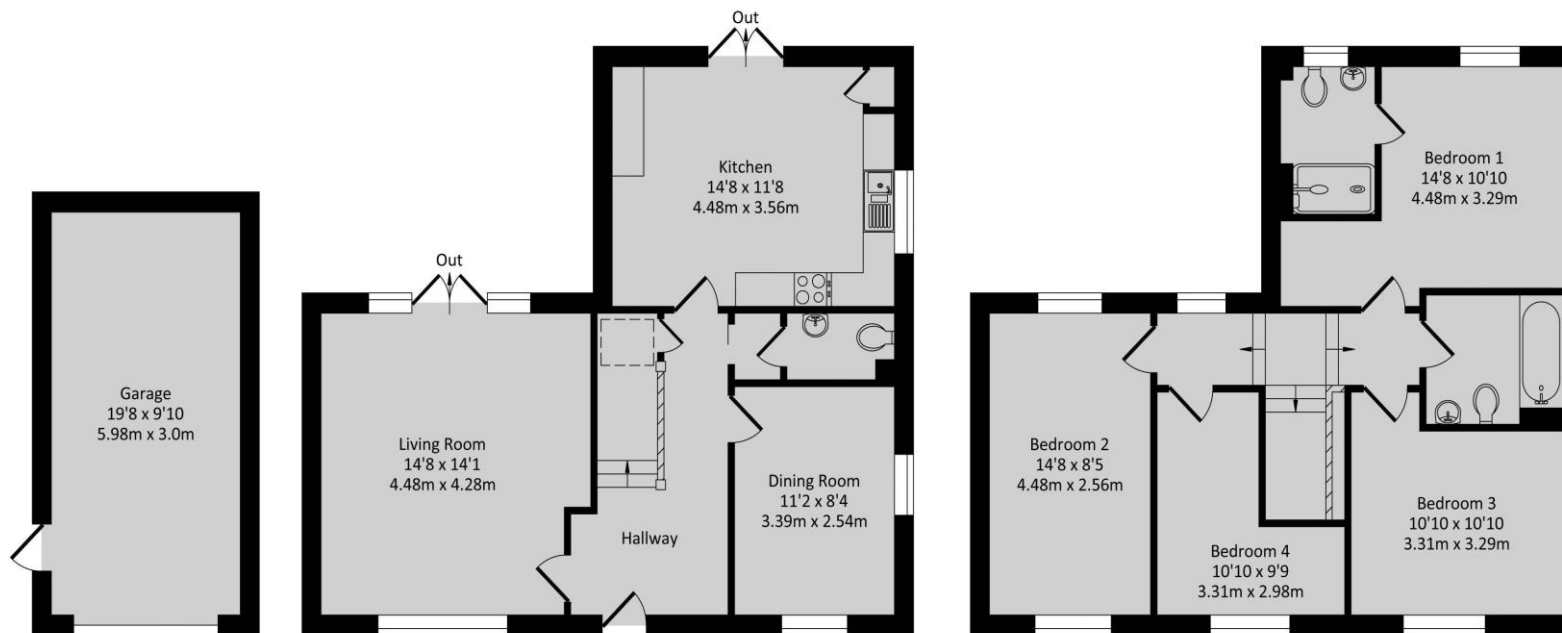
**Asking Price £475,000**



Garage  
Approx. Floor  
Area 192 Sq.Ft.  
(17.90 Sq.M.)

Ground Floor  
Approx. Floor  
Area 616 Sq.Ft.  
(57.2 Sq.M.)

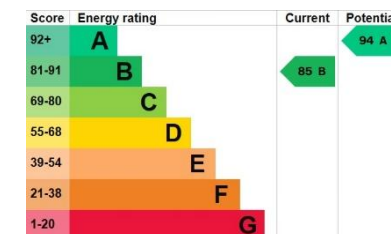
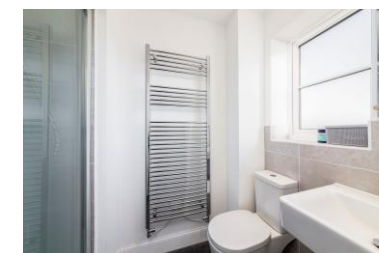
First Floor  
Approx. Floor  
Area 616 Sq.Ft.  
(57.2 Sq.M.)



**Total Approx. Floor Area 1424 Sq.Ft. (132.30 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.



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