



The Old Smithy
Bloxham



ROUND & JACKSON
ESTATE AGENTS





A charming period cottage with spacious and beautifully presented accommodation located close to the centre of this highly sought after and well served village.

The property

The Old Smithy, Bloxham is a quintessential English cottage which is located close to the centre of this highly sought after and well served village. The property has spacious and beautifully presented accommodation and many period features which include beamed ceilings, exposed stonework, open fireplaces and wooden floors. The property has been greatly improved within recent years to include a complete electrical re-wire, replacement double glazed windows and the roof was re-thatched in 2022. On the ground floor there is a large entrance hallway, a dual aspect sitting room, a dining room, a cloakroom and a modern kitchen/breakfast room with utility. On the first floor there is a large, split level landing which gives access to three large double bedrooms and a recently fitted family bathroom. There is a beautiful walled garden to the rear which is laid to lawn with a paved seating area adjoining the house.

Entrance Hallway

A spacious and welcoming entrance hallway with stone flooring, an attractive wooden staircase to the first floor and doors to all ground floor accommodation.

Sitting Room

A dual aspect room with a window to the front and double doors to the garden, a central fireplace, beamed ceilings, a cast iron radiator and wooden block flooring.

Dining Room

A spacious dining room with windows to the front and side, an open fireplace and beamed ceilings.

Cloakroom

Wash hand basin, W.C. and a window to the side.

Kitchen/Breakfast Room

Beautifully fitted with a range of modern base units and drawers with work surfaces over, a Butler sink and eye level cabinets. There is space for a table and chairs, an integrated dishwasher, two Aga cookers and a small utility room with space and plumbing for a washing machine, space for a fridge/freezer and a sink. Windows to the side and rear and a door to the rear garden.

First Floor Landing

A large split level landing with stripped wooded flooring, windows to the front and rear, space for study area and doors to all first floor accommodation.

Master Bedroom

A large double room with a window to the front, two wardrobes, stripped wooded flooring, a fireplace and cast iron radiator.

Bedroom Two

A large double room with eaves storage, a cast iron radiator and a window to the rear.

Bedroom Three

A double room with windows to the front and side and an airing cupboard.

Family Bathroom

Recently refitted with a high quality suite comprising a roll top bath with mixer taps and shower attachment, a wash hand basin, a low level W.C. and shower cubicle. Attractive tiling, wood panelling and a window to the side.



Outside

To the front of the property there is a small garden with an attractive planting scheme and steps to the front door. To the rear there is a beautifully landscaped, walled garden which is predominantly laid to lawn with a paved and shingle seating area adjoining the house. There is a further shingled area and a store.

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. Travel through the village and past the parade of shops and bear right at the mini roundabout. The property will be seen immediately on your right hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price - £635,000





Approximate Gross Internal Area
Ground Floor = 85.57 sq m / 921 sq ft
First Floor = 79.29 sq m / 854 sq ft
Outbuilding = 3.70 sq m / 40 sq ft
Total Area = 168.56 sq m / 1815 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	76 C
39-54	E		
21-38	F		
1-20	G		

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