



Lawrence Leys
Bloxham, OX15 4NU



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented four bedroom, detached family home with a good size private rear garden and ample off-road parking, close to local schooling and amenities.

The property

25 Lawrence Leys, Bloxham is a good size four bedroom, detached family home with a single garage, driveway parking and a private rear garden. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, a hallway, cloakroom/W.C, sitting room and a kitchen/diner. On the first floor there is a spacious landing, four good size bedrooms and a family bathroom. Outside to the rear there is a private and very well kept lawned garden with a paved patio and a storage shed. The property is located close to local secondary schooling and there is also a primary school within the village. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Porch

A good size porch area with wooden flooring, a door leading into the hallway and a window to the side aspect.

Entrance Hallway

There are stairs rising to the first floor, a useful understairs storage cupboard and doors leading to all ground floor rooms.

Cloakroom W.C

Fitted with a white suite comprising of a toilet and hand basin, vinyl flooring and a window to the side aspect.

Sitting Room

A spacious sitting room with large windows making it a light and airy space, a feature fireplace with a wooden surround and an inset gas fire. There is a window to the front aspect.

Kitchen/Diner

A spacious kitchen/diner which is fitted with a range of kitchen cabinets with worktops over and tiled splash backs. There is tiled flooring throughout and plenty of space for a table, chairs and other furniture. There is an integrated fridge/freezer, a dishwasher and space for a range cooker and also space and plumbing for a washing machine. There is a window to the rear aspect and French doors leading into the garden along with a further access door to the side of the property.

First Floor Landing

A spacious landing with a window to the front aspect, doors to all first floor rooms and a built in shelved storage cupboard which houses the hot water tank. Loft hatch providing access to the roof space.

Bedroom One

A very large double bedroom with fitted wardrobes and a window to the front aspect.

Bedroom Two

A large double bedroom with a fitted wardrobe and window to the rear aspect.

Bedroom Three

A good size double bedroom with a built in wardrobe and a window to the rear aspect.

Bedroom Four

A good size single bedroom with a window to the front aspect, currently being used as an office.



Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin and a window to the side aspect. There are tiled splash backs and vinyl flooring, everything lovely condition.

Garage

A single garage with up and over door leading onto the driveway and there is a glow worm gas fired boiler. There is space for a tumble dryer and fridge if needed as well as a personal door from the side.

Outside

To the front of the property there is a large block paved driveway with parking for three vehicles, attractive hedgerows, gravelled borders and gated access to the side. To the rear of the property there is a very pleasant, private lawned garden with many established trees, bushes and shrubs. There is a large paved patio area adjoining the house as well as a seating area in the corner of the garden. There is a useful wooden storage shed and an outside tap.

Situation

Bloxham is located south west of Banbury on the A361 Chipping Norton Road. Within the village there is a range of amenities including a post office, local shops, hairdresser, petrol station, choice of public houses and doctors surgery. Schooling within the village includes primary, secondary and also Bloxham public school. There is a fine church dating principally from the 14th Century and some of the sporting facilities at Bloxham School are available to residents of the village during off peak periods and holidays. Bloxham is approximately 3 miles from Banbury which has a mainline train station with an excellent service to London Marylebone. There is also easy access to junction 11 of the M40 motorway.

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 turn right into Colegarve Road. Take the next left turn and then immediately right into Lawrence Leys where the property will be seen on your right.

Services

All mains services connected. Gas fired boiler located in the garage

Local Authority

Cherwell District Council. Tax band E

Tenure

A freehold property.

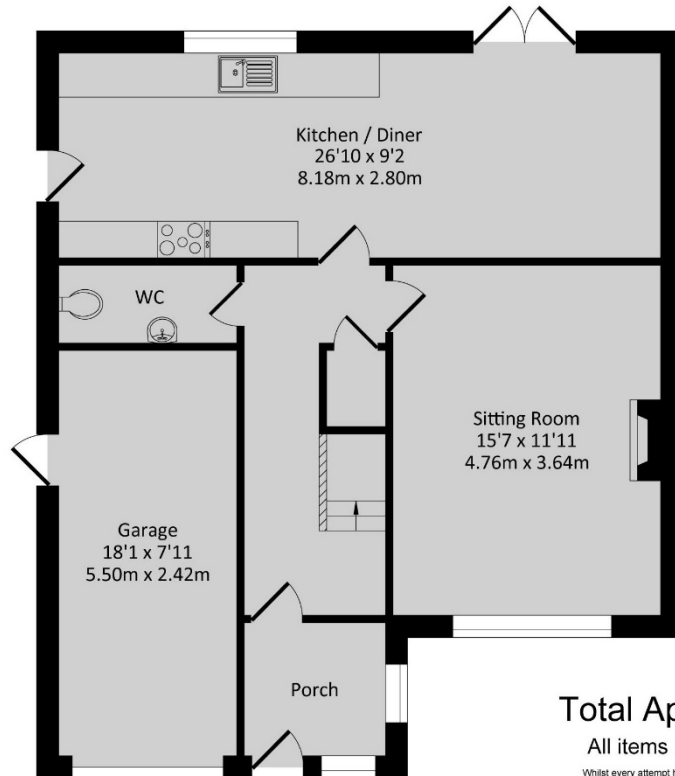
Viewing Arrangements

By Prior arrangement with Round & Jackson.

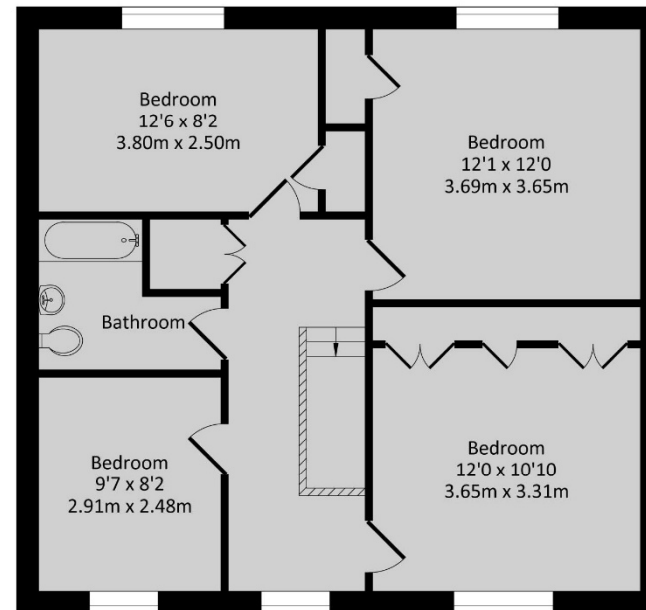
Guide price: £495,000



Ground Floor
Approx. Floor
Area 762 Sq.Ft.
(70.80 Sq.M.)



First Floor
Approx. Floor
Area 673 Sq.Ft.
(62.50 Sq.M.)



Total Approx. Floor Area 1435 Sq.Ft. (133.30 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. 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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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