



13 Colesbourne Road  
Bloxham, Banbury, Oxon, OX15 4TB



ROUND & JACKSON  
ESTATE AGENTS





**A beautifully presented four bedroom detached family home located in a highly sought after residential neighbourhood within this well served and highly sought after village.**

#### **The Property**

13 Colesbourne Road, Bloxham is a superb family home which is pleasantly located within this highly regarded residential neighbourhood. The property has been extended, has spacious and well planned accommodation and there is further potential to extend, subject to planning approval. On the ground floor there is large hallway, a beautifully fitted modern kitchen/dining room with double doors to the garden, a sitting room, a study/family room and a cloakroom/WC. On the first floor there is a central landing, a master bedroom with en-suite, three further bedrooms and a very large family bathroom. To the front of the property there is a driveway and a lawned garden and to the side there is a large lawn with gated access to the rear garden. The rear garden is beautifully landscaped and predominantly laid to lawn with a paved patio adjoining the house.

#### **Entrance Hallway**

A spacious and welcoming hallway with wooden flooring, stairs to the first floor with storage beneath and doors to all ground floor accommodation.

#### **Kitchen/Dining Room**

A superb open plan room with stone tiled flooring, ample space for a dining table and chairs and double doors to the garden. The kitchen is beautifully fitted with modern eye level cabinets and base units and drawers with granite work surfaces over and an inset ceramic sink. Built in appliances include an induction hob with extractor over, a fridge/freezer, a dishwasher and a double oven.

#### **Sitting Room**

A dual aspect room with a large box window to the side, a window to the rear, double doors to the kitchen/dining room and a fireplace with gas fire.

#### **Study/Family Room**

A large reception room and ideal home office which could be used as a family room or a ground floor bedroom. Fitted desk with drawers and fitted wall cabinets and base drawers and storage. Door to cloakroom.

#### **Cloakroom**

Wash hand basin, low level WC, space for a washing machine. Window to side.

#### **First Floor Landing**

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

#### **Master Bedroom**

A double room with built in wardrobes and a beautifully fitted en-suite bathroom.

#### **Bedroom Two**

A double room with a window to the rear.

#### **Bedroom Three**

A double room with windows to the front and side.

#### **Bedroom Four**

A good sized single room with a window to the rear.

#### **Family Bathroom**

A very large bathroom fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin and WC. Attractive tiling, heated towel rail.

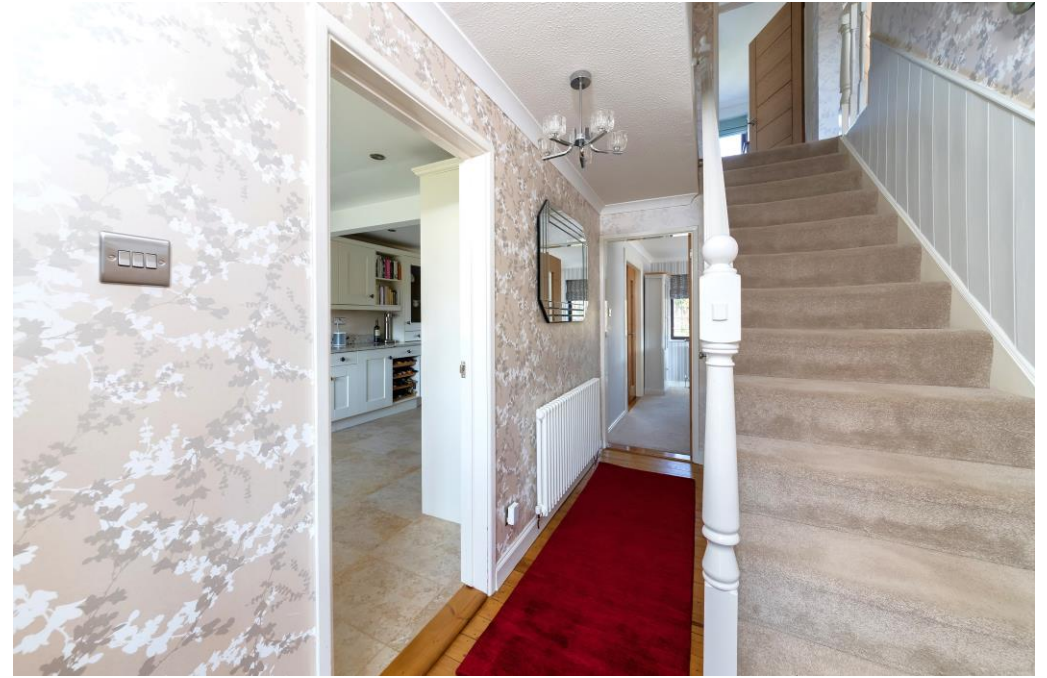


### Outside

The property is pleasantly set back from the road and to the front of the property there is a driveway and a lawned garden which is landscaped. To the side there is a large lawn with gated access to the rear garden and where planning permission has previously been granted for a single garage to be erected and we believe this would be granted again if applied for. The rear garden is beautifully landscaped and predominantly laid to lawn with a paved patio adjoining the house, a variety of established trees and well stocked flower and plant borders.

### 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 bear right at the mini roundabout then turn right into Cumberford Hill. Take the first left into Station Road and continue into Colesbourne Road. The property will be found on your right hand side after a short distance.

### Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

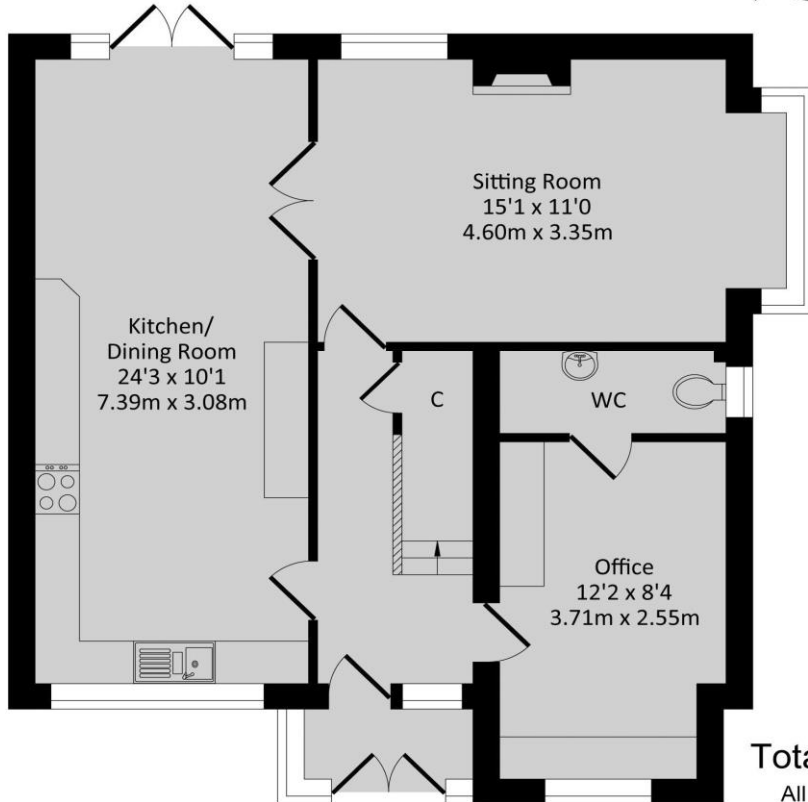
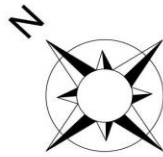
### Tenure

A freehold property

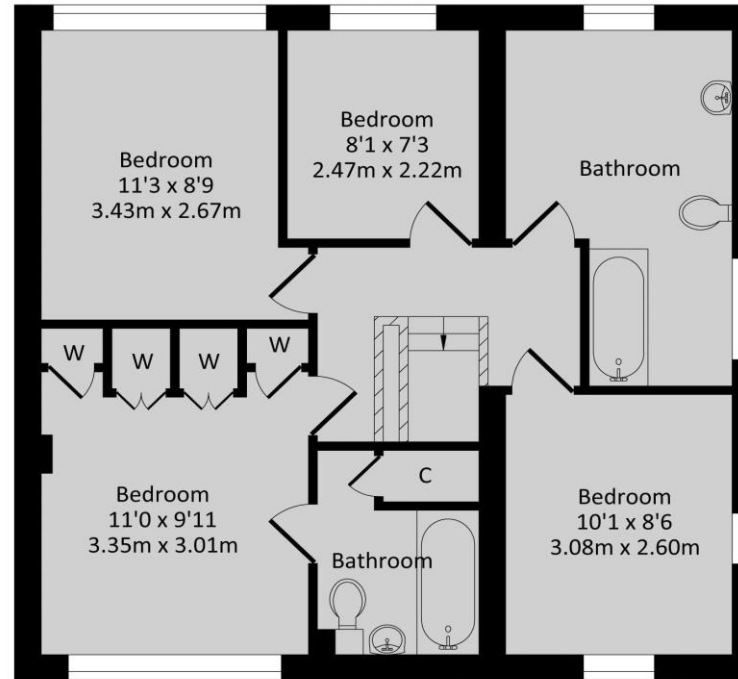
**Asking Price £550,000**



Ground Floor  
Approx. Floor  
Area 688 Sq.Ft.  
(63.90 Sq.M.)



First Floor  
Approx. Floor  
Area 619 Sq.Ft.  
(57.50 Sq.M.)



**Total Approx. Floor Area 1307 Sq.Ft. (121.40 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		
69-80	C	71 C	83 B
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.

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