



Woodside, Exchange Lane, Milton Road
Bloxham, OX15 4FQ – Guide Price £995,000



ROUND & JACKSON
ESTATE AGENTS





An impressive non-estate detached four-bedroom family home which offers a large amount of versatile living accommodation, a double garage and driveway parking. The property is located within the sort after village of Bloxham located close to schools and amenities.

The property

Woodside Exchange Lane, Bloxham is an impressive four-bedroom, detached family home which was built in 2015 by local builder, Dave Alexander. The property offers a large amount of living space over two floors and is located at the end of a quiet no-through road which leads to three dwellings. The property was constructed with sustainable living in mind and is fitted with a modern air source heat pump system with underfloor heating to the ground floor, all on separate thermostats, with radiators to the first floor. The Milton Road is a popular road within the village and is set on the outskirts of the village with good access links into Banbury, Oxford and there are a vast range of amenities within the village of Bloxham, including pubs, shops, post office and a doctors surgery. The property offers four very large double bedrooms with an impressive main bedroom above the double garage. There are private gardens to the side and rear of the property and a good amount of driveway parking. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious entrance hallway, a large sitting room, a large open plan kitchen/diner, a large office/playroom, a W.C and a utility room. On the first floor there is a large landing area, an extremely large main bedroom suite with an en-suite and fitted wardrobes and there are three further large double bedrooms all with en-suite bathrooms.

Outside there is a very large double garage with driveway parking and to the side and rear there are large lawned gardens which are very private and there is a tree-lined backdrop beyond. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious and welcoming entrance hallway with stairs rising to the first floor and doors leading to all ground floor rooms. There is a large understairs cupboard and high-quality tiled flooring throughout with a wet underfloor heating system.

Sitting Room

A spacious sitting room with high-quality LVT flooring throughout and four panel bi-fold doors leading into the garden and a further window to the rear aspect. There is an inset log burning stove and the room offers a large amount of living space.

W.C

Fitted with a white suite comprising of a toilet and wash basin with beech coloured vanity storage units and there is a window to the front aspect. The high-quality tiled flooring from the hallway continues with wet underfloor heating.

Kitchen/Diner

A large and impressive open space which is fitted with a range of high-quality shaker style cabinets with granite worktops over and granite upstands.

There is high-quality flooring throughout with underfloor heating and there are four panel bi-fold doors leading into the garden and windows to the front and rear aspects. There is space for a free-standing fridge-freezer and an inset double Belfast sink with drainer. There are a range of integrated appliances including a Neff double oven, five-ring induction hob, extractor hood and there is an integrated dishwasher, wine fridge and microwave. There is a large central island with a breakfast bar at one end. There is plenty of space in the dining area for a large table and chairs along with other furniture.

Study/Playroom

A good size study offering many uses. There is high-quality LVT flooring fitted and a window to the front aspect.

Utility Room

A spacious utility room with a window to the front aspect and a further window and door to the rear. There are a range of high-quality shaker style cabinets and there is an inset sink and drainer along with space and plumbing for a washing machine and tumble dryer. The high-quality tiled flooring from the hallway continues as well as the wet underfloor heating.

First-Floor Landing

An impressive and very spacious, bright and airy landing with a window to the front and rear aspect. There are doors to all first-floor rooms and there is a loft hatch to roof space.



Bedroom One

An superb main bedroom suite with high-ceilings and offering a wealth of space and light. The room is very bright and airy with high-quality fitted wardrobes. There are two porthole style circular windows to the front and rear aspect and three Velux roof windows. There is plenty of space for the largest of beds and other furniture and there is a separate landing area with a door leading into the en-suite. The en-suite is fitted with a white suite comprising a panelled bath, shower, toilet and wash basin with vanity storage beneath. There is a heated towel rail, tiled flooring, attractive tiled splash backs and a window to the rear aspect.

Bedroom Two

A very large and impressive double bedroom with two windows to the rear aspect. There are fitted wardrobes and fitted shelved cupboards and there is a door leading into the en-suite. The large en-suite is fitted with a shower cubicle, toilet and wash basin with vanity storage beneath. There is a window to the front aspect, heated towel rail and high-quality tiled flooring along with attractive tiled splash backs.

Bedroom Three

A further impressive double bedroom with a window to the rear aspect and a range of fitted wardrobes and a door leading into the en-suite. The en-suite is fitted with a large shower cubicle, toilet and wash basin with vanity storage beneath. There are attractive tiled splash backs, a heated rail and a window to the rear aspect.

Bedroom Four

Another impressive double bedroom with a window to the front aspect and fitted wardrobes. There is a door leading into the en-suite which is fitted with a large shower cubicle, toilet and wash basin with vanity storage beneath. There is a heated towel rail, tiled flooring, attractive tiled splash backs and a window to the front aspect.

Garage

A large double garage with two electric up-and-over doors leading onto the driveway along with a window and door to the rear. There is a large cupboard housing the hot water system.

Outside

Outside to the front of the property there is a large block paved driveway providing parking for three vehicles and there is gated access to both sides of the property.

To the rear of the property there is a large lawned garden to the side and rear aspects with a tree-lined backdrop beyond. There are paved patio areas adjoining the property along with sleeper edged borders, with scattered slate beds, making the garden area very low maintenance. There is a decked area and gated access to both sides of the property and there is an outside tap. One of the patio areas is raised providing a pleasant seating area. The garden offers a large amount of privacy and is a very pleasant relaxation space.

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

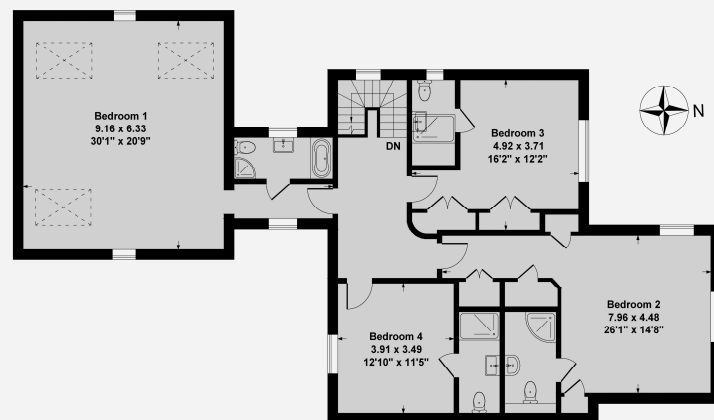
From Banbury proceed south westerly via the Bloxham road (A361) and continue for approximately two and a half miles until the village of Bloxham is reached. Continue through the village, passed the shops and then bear left at the mini roundabout onto the Barford Road then take the first left onto the Milton Road. Continue for approximately 300 yards and take a left hand turn into Exchange Lane where Woodside will be found at the bottom of the lane on the left hand side.

Services - All services connected with the exception of gas.

Local Authority - Cherwell District Council. Tax band G.

Viewings - Strictly by prior arrangement with Round & Jackson.





First Floor



Ground Floor

Ground Floor Approx Area = 107.48 sq m / 1157 sq ft
 First Floor Approx Area = 134.43 sq m / 1447 sq ft
 Garage Approx Area = 39.38 sq m / 424 sq ft
 Total Area = 281.29 sq m / 3028 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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