



4 The Pound, Bloxham
Banbury, Oxfordshire, OX15 4PG



ROUND & JACKSON
ESTATE AGENTS





An exceptional and beautifully presented family home with extensive accommodation and large gardens backing onto open countryside on the edge of this highly sought after and well served village.

The property

The Pound, Bloxham is a small private road consisting of just 9 properties located on the edge of the village and within very close proximity to amenities. Number 4 is an exceptional family residence which is located at the end of the street and backs onto open countryside. The property has been greatly extended and has extensive and beautifully presented accommodation which is arranged over two floors. On the ground floor there is large hallway, a spacious sitting room with double doors to a conservatory, a dining room, a study and a snug/family room. There is also a fitted modern kitchen/breakfast room, a utility room and a shower room. On the first floor there is a large central landing, a superb master bedroom with en-suite bathroom, Three further double bedrooms and a modern family bathroom. To the front there is a private gated driveway with parking for several vehicles and there is also a garage. To the rear there is a large private garden which is beautifully landscaped and has views of the adjoining countryside. Within the garden there is recently constructed garden room which is currently used as a games room but could be used as a home office or could be converted in to an annex.

Entrance Hallway

A light and welcoming hall with stone tiled flooring, a staircase to the first floor and doors to all ground floor accommodation.

Sitting Room

A spacious sitting room with wood flooring, a fireplace with wood burning stove and double doors to the conservatory.

Conservatory

A large conservatory with double doors to the rear garden and a tiled floor. This is an ideal space for relaxing, entertaining or dining with lovely outlooks over the garden and countryside beyond.

Dining Room

A very spacious dining room with stone tiled flooring and double doors to the rear garden.

Snug/Family Room

A useful reception room with a sliding door to the rear garden.

Study

Ideal home office with wooden flooring, windows to two sides and a door to the garden.

Shower Room

Fitted with a modern suite comprising a double shower cubicle, a wash hand basin and low level WC with vanity unit. Tiled flooring and heated towel rail.



Kitchen/Breakfast Room

Fitted with cream coloured shaker style eye level cabinets and base units and drawers with wooden work surfaces over and a butler sink. Induction hob with extractor over, three ovens, an integrated dishwasher and fridge/freezer. Stone tiled flooring and a door to the utility room.

Utility Room

A large utility with fitted cabinets, work surfaces and sink and drainer. Large store cupboard, space for a washing machine and tumble dryer, door to garage.

First Floor Landing

A large central landing with doors to all first floor accommodation.

Master Bedroom

A superb dual aspect master bedroom suite with built in cabinets and window seat. There are lovely outlooks over the rear garden and a modern en-suite bathroom.

Bedroom Two

A double room with built in wardrobes and useful eaves storage.

Bedroom Three

A large L shaped room with built in wardrobes and eaves storage.



Bedroom Four

A double room with a window to the side.

Family Bathroom

Fitted with a modern suite comprising bath, a wash hand basin with vanity unit and WC. Attractive tiling and a towel radiator.

Outside

There is a private gated driveway to the front which provides parking for several vehicles. There is also a single garage to the side. To the rear, there is a large private garden which is predominantly laid to lawn with a variety of established trees including a large Willow. There is a paved seating area adjoining the house and a beautiful covered pergola which is ideal for outside dining and entertaining.

Garden Room

A superb detached garden room measuring 393 sq ft which is currently used as a games room. This could be used as a home office or could be converted to an annex subject to planning permission.

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 in to the village and take the right hand turn in to Courtington Lane where the property will be seen as the first on your right.

Services

All mains service connected.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

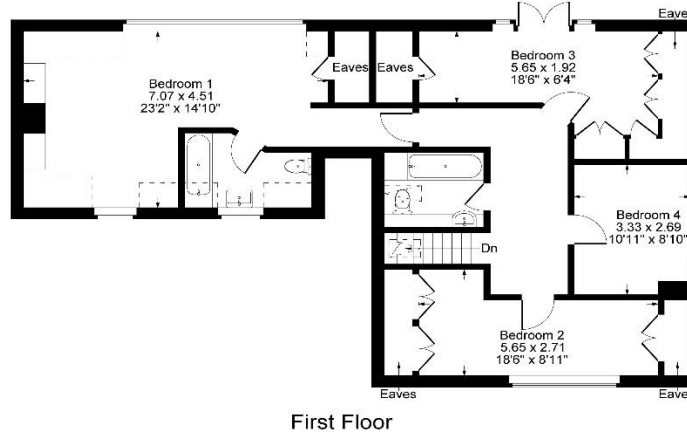
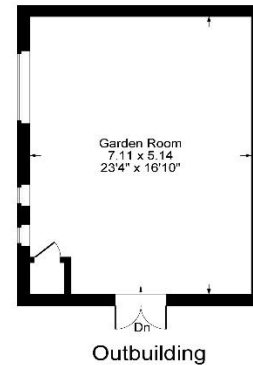
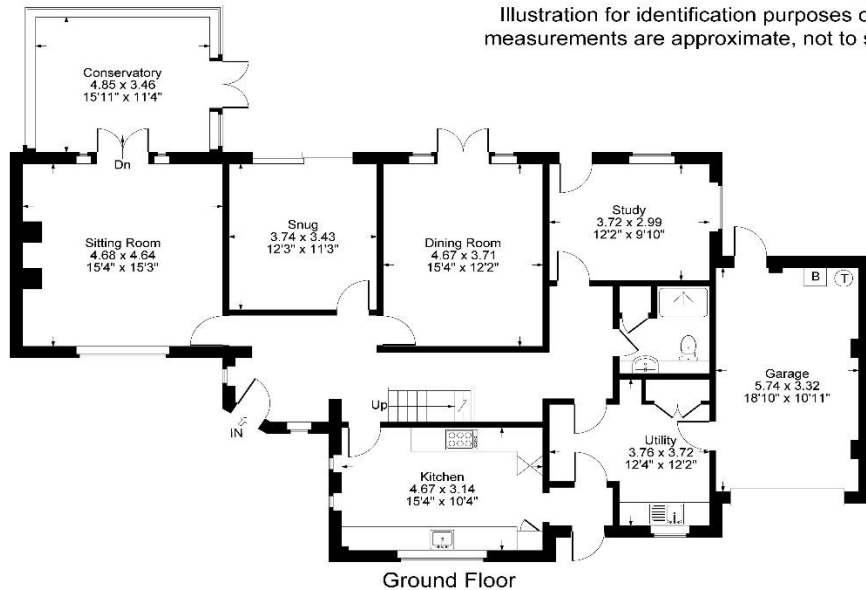
A Freehold property.

Asking Price £1,150,000





Approximate Gross Internal Area
Ground Floor = 136.63 sq m / 1471 sq ft
First Floor = 97.77 sq m / 1052 sq ft
Garage = 19.05 sq m / 205 sq ft
Outbuilding = 36.54 sq m / 393 sq ft
Total Area = 289.99 sq m / 3121 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 | 60 D | 78 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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