



9 Russell Street, Bloxham
Banbury, Oxfordshire, OX15 4TX



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented four bedroom stone built home conveniently located on a highly sought after development on the edge of this superb village.

The property

9 Russell Street is a modern and beautifully presented four bedroom home located in the sought after village of Bloxham. The property is built in characterful honey coloured Hornton stone and enjoys front outlooks across open land. The accommodation comprises a spacious double aspect sitting room, a superb open plan kitchen/dining room, a utility room, a ground floor cloakroom, four first floor bedrooms, one of which has an ensuite shower room and a family bathroom. There is beautifully landscaped rear garden, a garage and driveway parking.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main entrance door to the front, stairs rising to the first floor, a useful understairs storage cupboard and doors to all ground floor accommodation.

Sitting Room

A spacious dual aspect room with double doors to the rear garden, a window to the front and ample space for a range of furniture.

Cloakroom

Fitted with W.C. and wash hand basin.

Kitchen/Diner

A superb dual aspect, open plan room with ample space for dining furniture. The kitchen is fitted with a range of eye level cabinets and base units and drawers with work surfaces over, a one and a half bowl sink and draining board and a four ring gas hob with extractor hood over. There is an integrated fridge/freezer, dishwasher and double oven. Wood effect flooring and door to the utility room.

Utility Room

Fitted with eye level and base cabinets with work surfaces over, an inset sink and drainer, space and plumbing for a washing machine and tumble dryer and a door to the rear garden. Combination boiler.

First Floor Landing

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

Master Bedroom

A double bedroom with a window to the rear aspect and an ensuite shower room.

En-Suite

Fitted with a shower cubicle, W.C, and wash hand basin. Attractive modern tiling.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A double bedroom with a window to the front aspect.

Bedroom Four

A single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a modern suite comprising a panelled bath with a mixer shower over, a wash hand basin and a low level W.C. There is attractive tiled flooring and splash backs with a window to the rear aspect.



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 approx. 3 miles from Banbury 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. Travel through the village and past the parade of shops and then bear left at the mini roundabout onto the Barford Road. Take the first left hand turn into the Milton Road and then your second right into Dickenson Road and then take the first turn in on your left where the property will be found after a short distance on your right.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

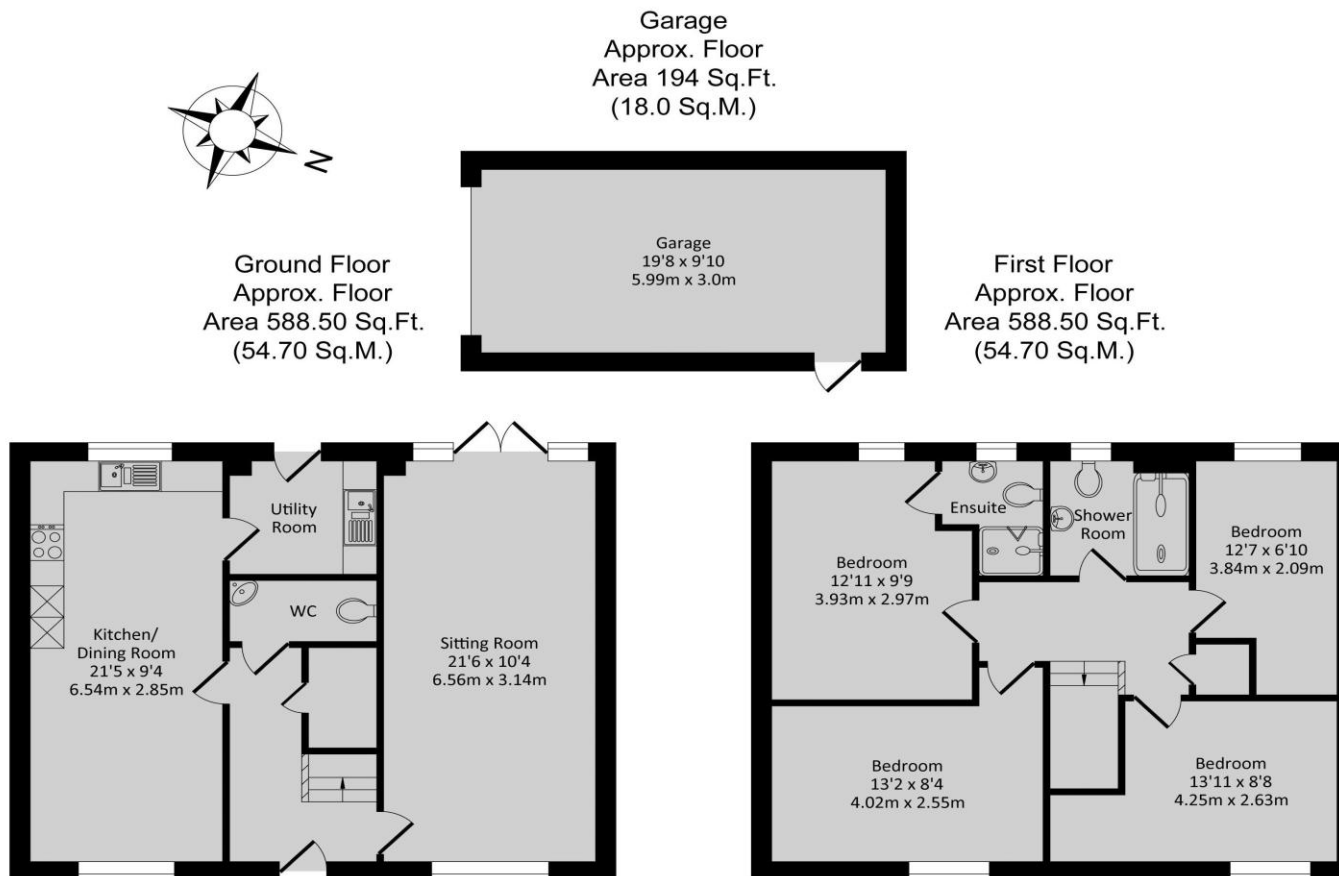
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

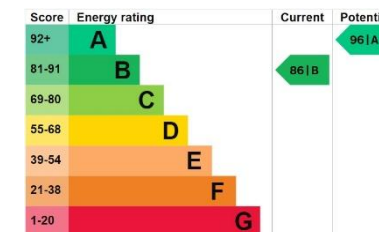
Asking Price £425,000





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.



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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