



The Corner House, 1 Walsingham Close
Bloxham



ROUND & JACKSON
ESTATE AGENTS



The Corner House, 1 Walsingham Close

Bloxham, OX15 4UA

£340,000

A three-bedroom, end-terrace family home with a private side garden and a garage, located within the popular village of Bloxham close to local schooling and amenities.

The Property

The Corner House, 1 Walsingham Close Bloxham is a well presented, three-bedroom end-terraced family home with a private garden and a garage with driveway parking. The property is in good order throughout and comes to market with no onward chain. The living accommodation is arranged over two floors and is well laid. On the ground floor there is an entrance hallway, W.C, large inner hallway, sitting room and a kitchen diner. On the first floor there is a landing, three-bedrooms with an en-suite to the main bedroom, and there is a family bathroom. Outside there is a well-stocked garden to the side and there is also a garage and parking. The garage is located behind the property in a block of three. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Lobby

Doors leading into the W.C and hallway. Good quality wood effect flooring throughout.

W.C

Fitted with a white suite comprising a wash hand basin, a toilet and there are tiled splash backs.

Entrance Hallway

A spacious hallway with stairs rising to the first floor and a useful understairs storage cupboard housing the hot water tank. Doors leading into the sitting room and kitchen with good quality wood effect flooring throughout.

Sitting Room

Located at the rear of the property, there is a sliding patio door leading into the rear garden and a window to the front aspect. There is an inset fire with a wooden surround.

Kitchen/Breakfast Room

Located at the front of the property the kitchen is fitted with oak coloured cabinets with worktops over and tiled splash backs. There is an integrated oven, a four-ring gas hob with extractor hood over, and an integrated dishwasher and fridge-freezer along with space and plumbing for a washing machine. There is a window to the front aspect and two further windows to the side. The Potterton gas fired boiler is located in an eye-level kitchen cabinet and there is good quality tiled effect flooring throughout.

First Floor Landing

Doors to all rooms and loft hatch to the roof space.

Bedroom One

A double bedroom with a window to the front aspect, a built-in wardrobe and a door into the en-suite. The en-suite is fitted with a a shower cubicle, toilet and wash basin and there are tiled splash backs, along with a window to the side aspect.

Bedroom Two

A double bedroom with windows to the front and side aspects and a built-in wardrobe.

Bedroom Three

A single bedroom and a window to the side aspect.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin with tiled splash backs, and there is a window to the front.

Outside

To the side of the property there is paved patio area with a low retaining wall and steps leading to a lawned garden, with very well stocked plant and shrub borders. There is gated access at the foot of the garden. To the front of the property there is a paved pathway with a picket fence and established shrubs along with a further gate leading into the garden. To the side of the house there is a gravelled area and an outside tap.

Garage

The garage is located at the rear of the property within a block of three and will be found as the garage on the right. A single garage with an up-and-over door and there is parking for one vehicle in front.

Directions

From Banbury proceed south westerly via the Bloxham Road (A361) and continue for approximately three miles until the village of Bloxham is reached. Continue into the village, pass the church and on reaching the mini roundabout turn right, then take the second road on the right into Cumberford Hill. Follow the road for approximately 300 yards taking the fifth road on the right which is Walsingham Close. Number 1, The Corner House, will be found on your left as soon as you enter the road.

Situation

Bloxham is located southwest 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.

Services

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

Local Authority

Cherwell District Council. Tax band C

Tenure

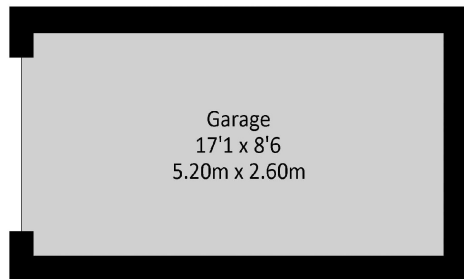
A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.



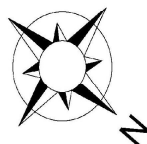
Garage
Approx. Floor
Area 151 Sq.Ft.
(14.0 Sq.M.)



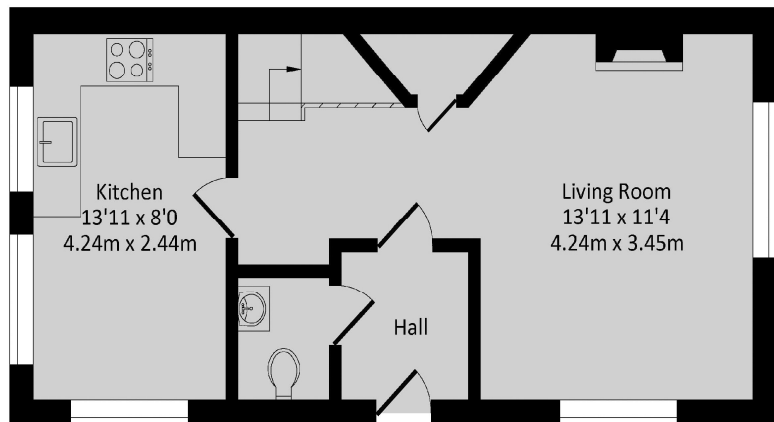
Total Approx. Floor Area 937 Sq.Ft. (87.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

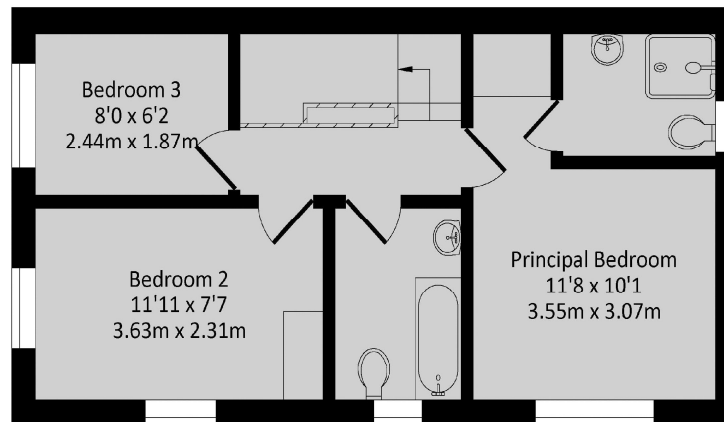
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as 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.



Ground Floor
Approx. Floor
Area 409 Sq.Ft.
(38.0 Sq.M.)



First Floor
Approx. Floor
Area 377 Sq.Ft.
(35.0 Sq.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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