



8 Strawberry Hill
Bloxham, OX15 4NW



ROUND & JACKSON
ESTATE AGENTS





A three-bedroom, semi-detached house with a large garden, garage and driveway parking located within the heart of the popular village of Bloxham, close to local schooling and amenities.

The property

8 Strawberry Hill, Bloxham is a good size three-bedroom, semi-detached family home with a single garage, driveway parking and there is a large and very private rear garden. The property is located on this very popular road within the heart of the village of Bloxham and comes to market in good order throughout. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, W.C, large sitting/dining room, kitchen and a wooden lean-to, along with a single garage. On the first floor there is a landing area, two double bedrooms and a further single bedroom and a family bathroom. Outside to the rear there is a very large and well established lawned garden and to the front there is driveway parking for two vehicles and a further lawned garden. We have prepared a floorplan to show the rooms sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading into all the ground floors rooms. There is a useful understairs cupboard and a further built-in storage cupboard.

W.C

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

Living/Dining Room

A spacious open plan room with a window to the front aspect and a large window with door leading into the rear garden. There is a serving hatch into the kitchen and this room could be reconfigured and knocked through into the kitchen to create a lovely kitchen/diner (Building regulations and planning permission may be required). There is plenty of space for a table and chairs and other furniture.

Kitchen

Fitted with a range of cream coloured cabinets with worktops over and tiled splash backs. There is space and plumbing for a washing machine and a dishwasher and there is space for a cooker and space for a free-standing fridge-freezer. There is a wall mounted extractor hood and an inset double ceramic sink and vinyl flooring is fitted throughout. There is a window to the rear aspect and a door leading into the lean-to. The boiler is located in one of the kitchen cupboards.

Lean-To

A useful area with a door leading into the garden and a further personal door leading into the garage. There is power and lighting and tiled flooring throughout.

First Floor Landing

Doors to all first floor rooms and there is a window to the side aspect. There is a cupboard housing the hot water tank which also has shelving fitted. There is loft hatch providing access to the roof space which is partially boarded with light and ladder fitted.

Bedroom One

A large main bedroom with a window to the rear aspect. There are fitted wardrobes, with sliding doors, arranged along one wall.

Bedroom Two

A good size double bedroom with a window to the front aspect.

Bedroom Three

A single bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, with a Triton electric shower fitted, a toilet and wash basin. There are white tiled splash backs and there is vinyl flooring fitted throughout. There is a heated towel rail and a window to the rear aspect.



Outside

To the front of the property there is a block paved driveway for two vehicles along with a lawned garden, with established planted beds, established trees and there is a canopy porch leading into the hallway. To the rear of the property there is a very large and private lawned garden with any established shrubs and bushes and there is a large block paved patio adjoining the house. There is an outside tap fitted and power sockets.

Garage

A good size single garage with a further recessed storage area, power and lighting. There is an up-and-over door leading onto the driveway and a personal door to the rear.

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. Soho Farmhouse is a private members club which is located 9 miles away.

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 passing the turnings for Chipperfield Park Road and Temple Close, then take the next left turn into Strawberry Terrace. The property can be found on your right hand side shortly after Strawberry Terrace joins Strawberry Hill.

Services

All mains services connected. The gas fired boiler is located in a kitchen cupboard

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

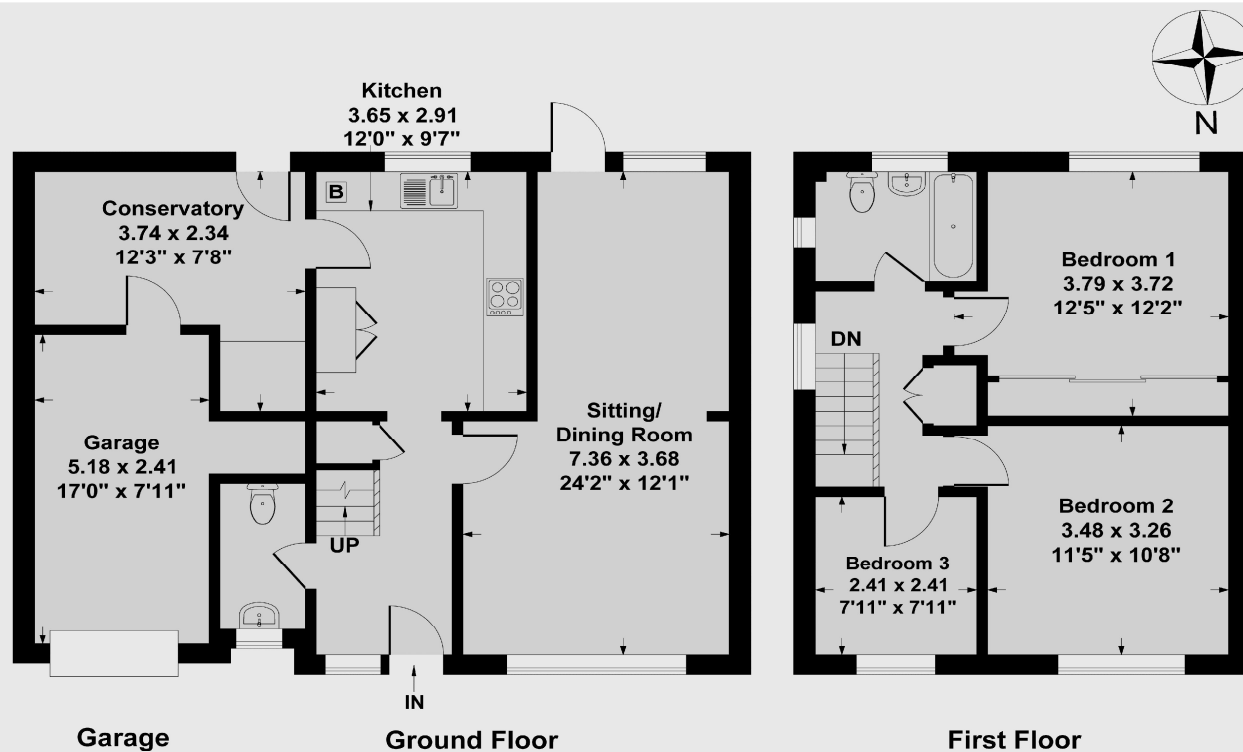
By prior arrangement with Round & Jackson .

Tenure

A freehold property.

Guide Price: £360,000





Ground Floor Approx Area = 44.97 sq m / 484 sq ft
First Floor Approx Area = 42.02 sq m / 452 sq ft
Garage Approx Area = 23.45 sq m / 252 sq ft
Total Area = 110.44 sq m / 1188 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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