



14 Golby Road, Bloxham
Banbury, Oxon, OX15 4GX



ROUND & JACKSON
ESTATE AGENTS





A modern and beautifully presented four-bedroom family home located within a sought after development on the edge of this well served and pretty village.

The property

14 Golby Road, Bloxham is a superb modern family home which is pleasantly located within this small modern development on the edge of the village. The property is beautifully presented and has well planned accommodation which is arranged over floors. The entrance hall gives access to the cloakroom/WC, the kitchen/breakfast room and the lounge/diner. On the first floor there is central landing, a master bedroom with en-suite, three further bedrooms and a family bathroom. There is a beautifully landscaped garden to the rear and a single garage and two parking spaces within the parking area behind.

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

Hallway

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

Cloakroom

Wash hand basin and low level WC.

Kitchen/Breakfast Room

Fitted with modern eye level cabinets and base units and drawers with work surfaces over. fitted work surfaces with inset sink, four ring gas hob with extractor over, single oven, fridge-freezer, dishwasher and washing machine.

Sitting/Dining Room

A large reception room with ample space for lounge and dining furniture. wood effect flooring, a useful store cupboard and double doors to the rear garden.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Master Bedroom

A double room with a fitted wardrobe, an en-suite shower room and a window to the rear.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A double room with a window to the front.

Bedroom Four

A single room with a window to the front.

Family Bathroom

Beautifully fitted with a modern suite comprising a panelled bath with shower over, a wash hand basin and low level WC. Attractive modern tiling.



Outside

The property benefits from a small front garden with a stepped pathway leading to the entrance. To the rear, the garden has been thoughtfully landscaped in recent years, offering a superb space for relaxation and entertaining. It features a well-kept lawn, attractive paved areas, and a charming wooden pergola adjoining the house, with gated access provided to the rear. The property benefits from two single driveways within the parking area to the rear, together with a single garage.

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 turn left at the mini roundabout onto the Barford Road. Continue for approximately 500 yards and take the left hand turn into Sutton Drive and then into Golby Road where number 14 will be seen on your right

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 and Soho Farmhouse is located just 8 miles away.

Services

All mains' services connected. A new gas boiler was installed in August 2025 and has a 5 year warranty.

Local Authority

Cherwell District Council. Tax band D.

Viewings Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

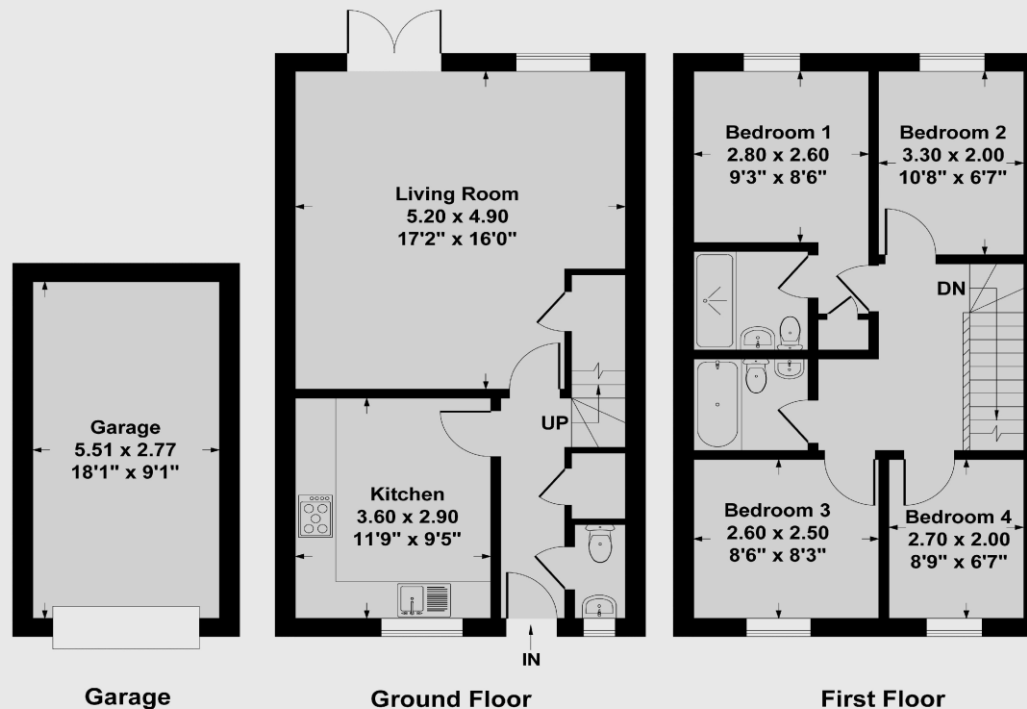
A freehold property

Agents Note

There is a development charge of £340 per annum.

Asking Price: £375,000





Ground Floor Approx Area = 43.86 sq m / 472 sq ft
First Floor Approx Area = 43.86 sq m / 472 sq ft
Garage Approx Area = 15.26 sq m / 164 sq ft
Total Area = 102.98 sq m / 1108 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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