



Malletts Field, Courtington Lane
Bloxham, Banbury, Oxon, OX15 4PQ



ROUND & JACKSON
ESTATE AGENTS





An individual detached family house located close to the village centre with a large rear garden, a large driveway and potential to extend.

The property

Mallets Field, Bloxham is an individual detached family home occupying a prime position close to the village centre. The property is set well back from the road with a generous front garden and driveway, and benefits from a large, private rear garden. The house offers spacious, well-planned accommodation arranged over two floors, with excellent potential to extend or reconfigure if desired. On the ground floor, the accommodation includes a welcoming entrance hall, cloakroom, a large dual-aspect sitting room, a separate dining room, a re-fitted kitchen/breakfast room, a study, and a useful lobby providing access to the garage. Upstairs, there is a central landing leading to a master bedroom, three further double bedrooms, a family bathroom and an additional cloakroom. A detailed floorplan is available to show the layout and room sizes.

Entrance Hallway

A large central hallway with stairs to the first floor.

Cloakroom

Wash hand basin and low level WC.

Sitting Room

A spacious and light dual aspect room with an open fireplace and double doors to the side garden.

Dining Room

A separate reception room with a window to the front and an open fireplace.

Kitchen/Breakfast Room

Beautifully re fitted with modern shaker style wall cabinets and base units and drawers with work surfaces over. Inset sink and draining board, induction hob with extractor over and oven beneath, dishwasher. Space for a fridge-freezer and a table and chairs.

Lobby/Boot Room

Door to the rear garden, door to the study and garage. Large store cupboard.

Study

An ideal home office with a door and window to the front.

First Floor Landing

A central landing giving access to all first floor accommodation.

Master Bedroom

A double room with and airing cupboard and a window to the front.

Bedroom Two

A double room with two fitted wardrobes and a window to the rear.

Bedroom Three

A double room with a window to the side.

Bedroom Four

A double room with a window to the front.

Family Bathroom

Fitted with a white suite comprising a panelled bath, a wash hand basin and a low level WC. Window to the front.

Cloakroom

Wash hand basin and low level WC.



Outside

To the front of the property, a sweeping driveway leads through a generous lawned garden, providing ample parking for several vehicles and access to the garage. The rear garden is a particular feature — large, private, and beautifully established. Predominantly laid to lawn with mature trees, and well-stocked borders filled with colourful plants and shrubs, along with a dedicated area for vegetable beds. The garden extends to the side where there is a large paved seating area. It's an ideal space for families, keen gardeners, or those who simply enjoy relaxing and entertaining outdoors.

Garage

A single garage with an up and over door to the front.

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 into Courtington Lane where the property will be seen on the right hand side after a short distance.

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.

Services

Mains electricity, water and drainage. Oil fired central heating. We understand that there is gas available in the street.

Local Authority

Cherwell District Council. Tax band F.

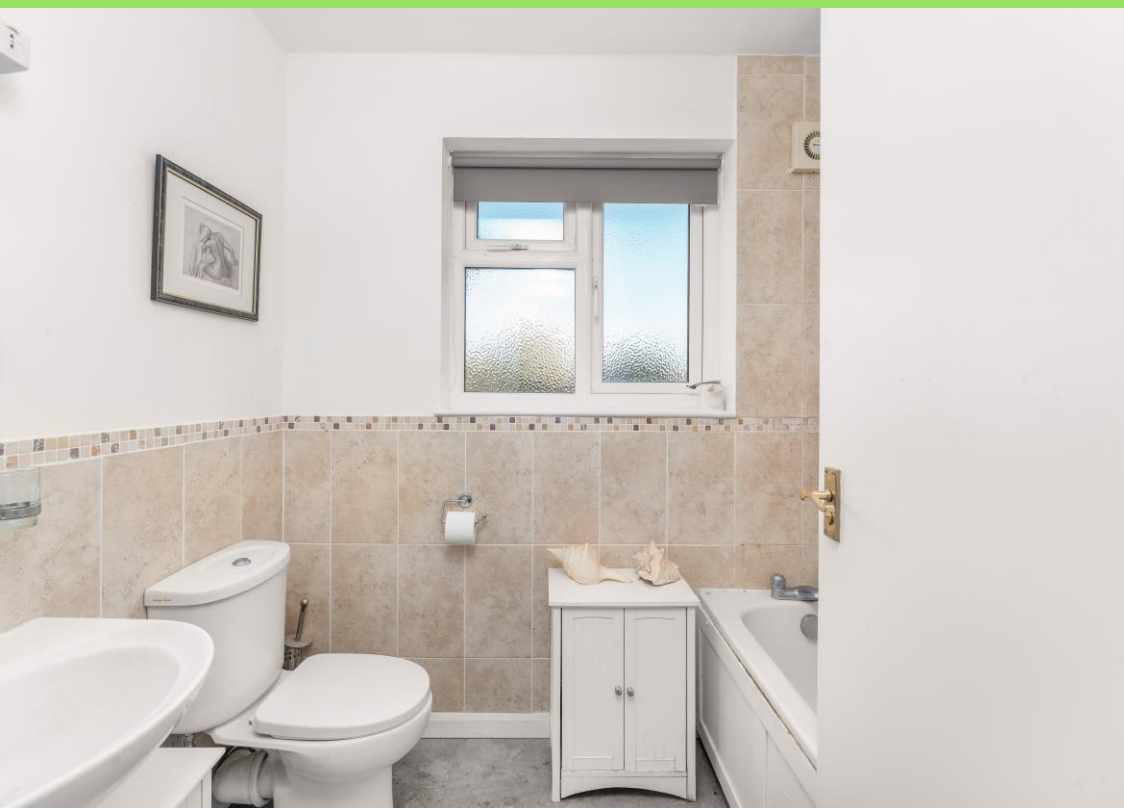
Viewing Arrangements

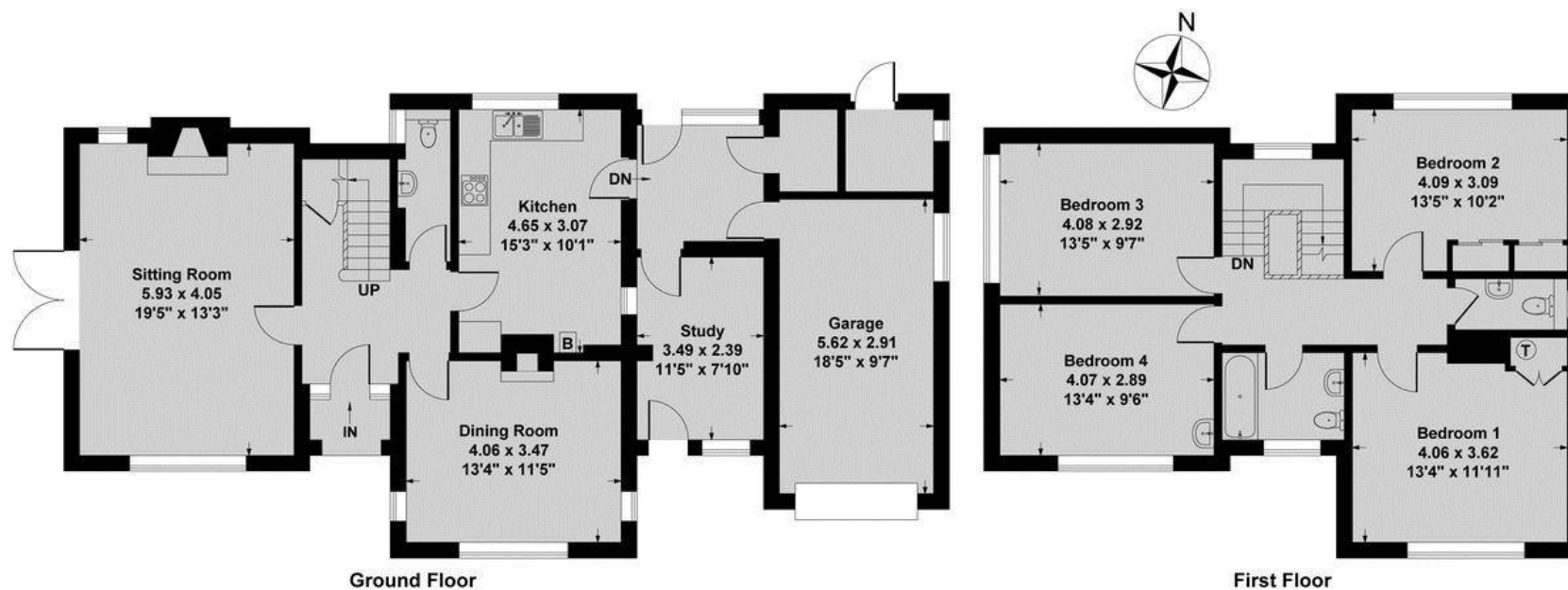
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £675,000





Ground Floor Approx Area = 87.94 sq m / 947 sq ft

First Floor Approx Area = 71.71 sq m / 772 sq ft

Garage Approx Area = 16.35 sq m / 176 sq ft

Total Area = 176.00 sq m / 1895 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		
55-68	D		59 D
39-54	E	39 E	
21-38	F		
1-20	G		

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