



8 Lawrence Leys

Bloxham, Banbury, Oxon, OX15 4NU



ROUND & JACKSON
ESTATE AGENTS





A spacious detached four-bedroom family home with driveway parking and garage which is pleasantly located within this highly regarded and well served village. Available for sale with no onward chain.

The Property

8 Lawrence Leys, Bloxham is a spacious four bedroom detached family house which is pleasantly located within this sought after residential neighbourhood. The accommodation is arranged over two floors and is well laid out with an entrance porch, hallway, cloakroom/W.C., large dual aspect sitting room/dining room, kitchen/breakfast room and a family room on the ground floor. On the first floor there are three double bedrooms, a single bedroom and a family bathroom. Outside to the front of the property there is a garden area with established hedges and a paved driveway which provides off road parking for two vehicles in front of the single garage. To the rear of the property there is an enclosed garden which is predominantly laid to lawn with patio seating areas, plant beds and established trees, hedges and shrubs.

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

Entrance Porch

With windows to the side and front aspect and door leading to;

Hallway

Stairs rising to the first floor, doors to all ground floor accommodation and a useful understairs storage cupboard.

Cloakroom/W.C

Fitted with a W.C., wash hand basin and a window to the side aspect.

Sitting Room/Dining Room

A large dual aspect reception room with ample space for a range of sitting room and dining furniture, a central electric fire place, window to the front aspect and sliding patio door which leads to the rear garden.

Family Room

A spacious reception room with windows to the front aspect and side with two useful storage cupboards.

Kitchen/Breakfast Room

Fitted with a range of modern shaker style eye level cabinets with base units and drawers with work surfaces over and tiled splash backs. There is space for a single oven with an extractor hood over, space and plumbing for a washing machine, an inset one and a half bowl sink and draining board, window to the rear aspect and door to the garage.



First Floor Landing

A central landing with a hatch to the loft space, airing cupboard which houses the hot water cylinder, window to the front aspect and doors to all first floor accommodation.

Bedroom One

A large double room with a window to the front aspect.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A double room with a window to the rear and a built in wardrobe.

Bedroom Four

A good sized single room with a window to the front.

Family Bathroom

Fitted with a suite comprising a panelled bath with shower over, W.C., wash hand basin and a window to the side aspect.

Garage

A larger than average single garage with an up and over door to the front, personal door to the rear leading to the garden. Power and light connected.



Outside

To the front of the property there is a garden area with established hedges and shrubs, a paved driveway which provides off road parking for two vehicles in front of the garage and a pathway leading to the front door. To the rear of the property there is a good sized garden which is predominantly laid to lawn with a patio seating area adjoining the house and a path leading to the rear of the garden, vegetable and flower beds and established tree and hedge borders to provide a good level of privacy.

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 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.

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 past the Warriner school and then turn left into Chipperfield Park Road and then turn right into Colegrave Road, then the following left turn into Chipperfield Park Road. Take the next right into Lawrence Leys where the property will be found after a short distance on your right hand side.



Services

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

Local Authority

Cherwell District Council. Tax band E.

Tenure

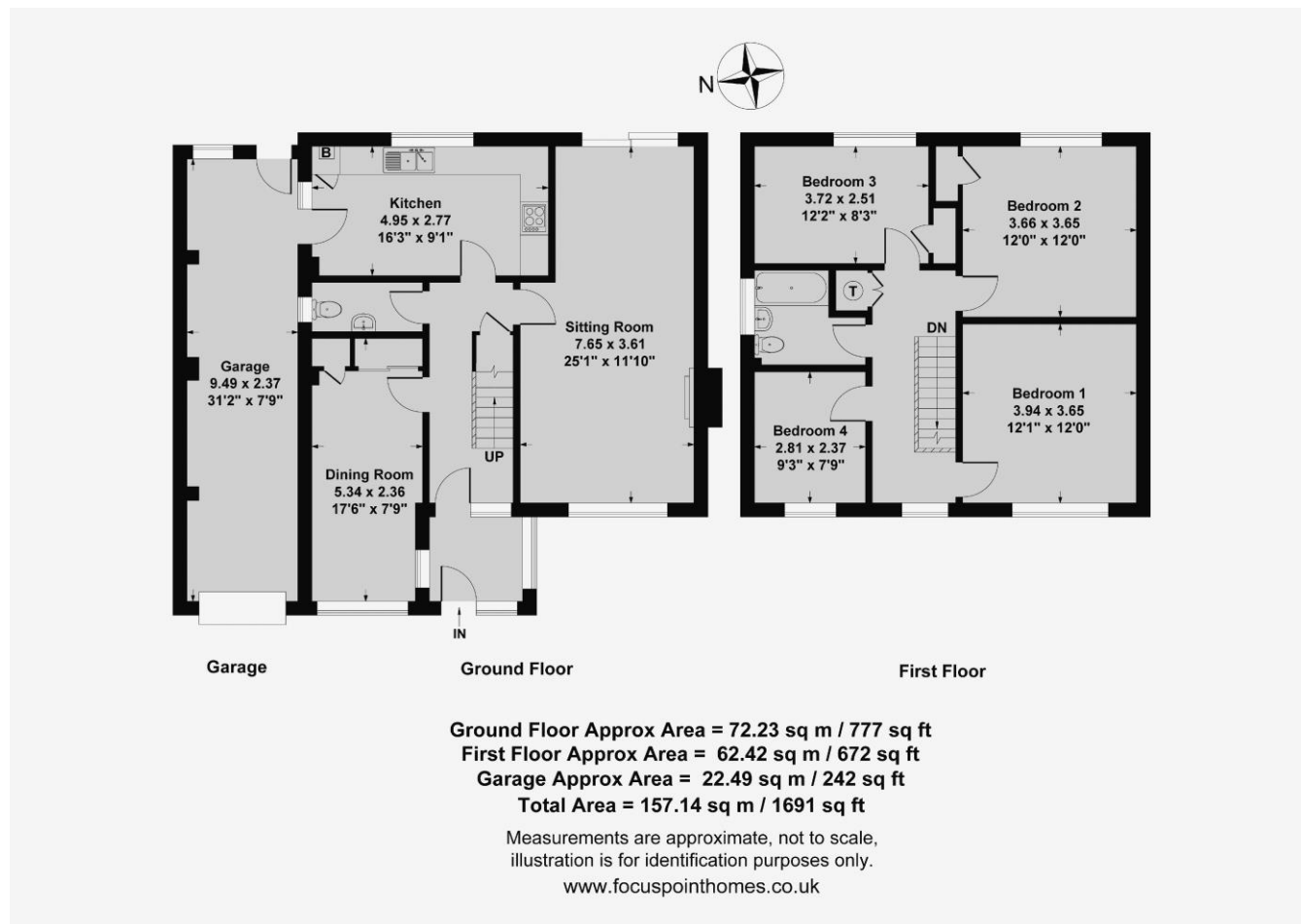
A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Asking Price: £435,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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