



1, Walsingham Close
Bloxham, OX15 4UA



ROUND & JACKSON
ESTATE AGENTS





A three-bedroom end-terrace home with a garage and garden, set in a quiet cul-de-sac in the heart of Bloxham, within walking distance of the village school, shops and pubs.

The property

The Corner House, 1 Walsingham Close is a three-bedroom end-terrace home set on the corner of a quiet cul-de-sac in the heart of Bloxham. The property is well presented throughout and benefits from a garden, garage and driveway parking, along with the advantage of no onward chain. The accommodation is arranged over two floors and works well for everyday living. On the ground floor there is an entrance lobby with cloakroom, a central hallway, living room and kitchen. Upstairs are three bedrooms, including a main bedroom with en-suite, along with a family bathroom. Outside, the garden sits mainly to the side of the house, and the garage is located to the rear in a small block. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

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Lobby

The front door opens into a small entrance lobby with doors leading to the ground floor WC and inner hallway. Wood-effect flooring continues through this space.

W.C

Fitted with a white suite comprising a wash hand basin and WC, with tiled splashbacks.

Entrance Hallway

A spacious central hallway with stairs rising to the first floor and a useful understairs storage cupboard housing the hot water tank. Doors lead through to the living room and kitchen, with wood-effect flooring throughout.



Living Room

The living room is a comfortable, light space with a sliding patio door opening directly onto the garden. There is also a window to the front aspect, allowing light from two sides. An inset fireplace with a wooden surround provides a focal point to the room.

Kitchen/Breakfast Room

Located at the front of the property, the kitchen is fitted with oak-coloured units with worktops and tiled splashbacks. Integrated appliances include an oven, four-ring gas hob with extractor hood, dishwasher and fridge-freezer, with space and plumbing for a washing machine. Windows to the front and side aspects bring in good natural light, and the gas boiler is neatly housed within a wall unit. The floor is finished in a tiled-effect surface.

First Floor Landing

The landing provides access to all first-floor rooms and the loft hatch.

Bedroom One

A double bedroom with a window to the front aspect and built-in wardrobe storage. A door leads through to the en-suite shower room. The en-suite is fitted with a shower cubicle, wash hand basin and WC, with tiled splashbacks and a window to the side.



Bedroom Two

A second double bedroom with windows to both the front and side aspects, along with built-in wardrobe storage.

Bedroom Three

A single bedroom with a window to the side, suitable for a child's room, study or occasional guest room.

Family Bathroom

Fitted with a white suite comprising a panelled bath, wash hand basin and WC, with tiled splashbacks and a window to the front.

Outside

The garden is positioned mainly to the side of the property and is arranged with a paved seating area, a low retaining wall and steps leading up to a lawn, bordered by established plants and shrubs. There is gated access at the foot of the garden. To the front of the house, a paved pathway runs alongside a picket fence and established planting, with a further gate providing access into the garden. There is also a gravelled area to the side of the house and an outside tap.

Garage

The garage is located to the rear of the property within a small block and is the right-hand garage. It has an up-and-over door, with driveway parking for one vehicle directly in front.

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 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.

Services

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

Local Authority

Cherwell District Council. Tax band C

Tenure

A freehold property.

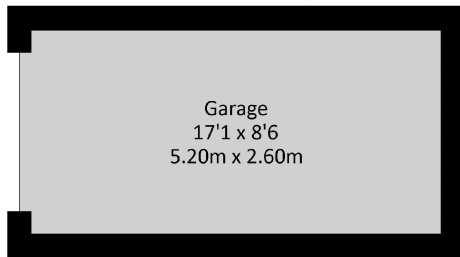
Viewing Arrangements

By Prior arrangement with Round & Jackson.

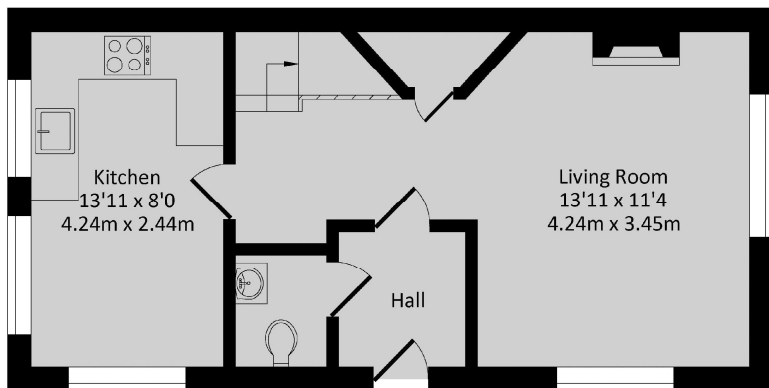
Asking Price: £340,000



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



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



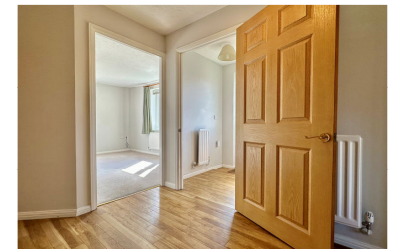
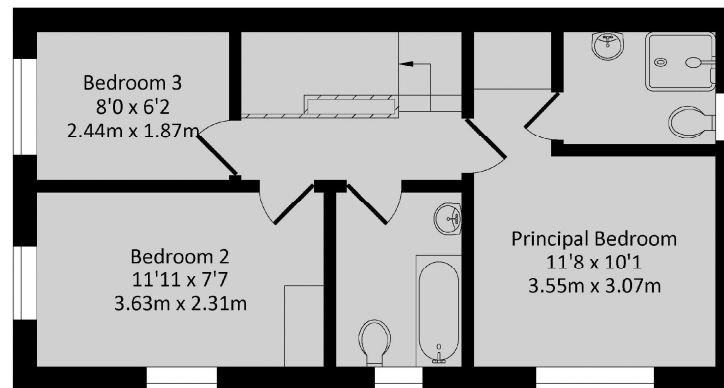
Total Approx. Floor Area 937 Sq.Ft. (87.0 Sq.M.)

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.



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		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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