



Collins Drive
Bloxham



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



10 Collins Drive, Bloxham

Banbury, Oxon, OX15 4FR

£640,000

A superb five bedroom family home with spacious and beautifully presented accommodation located within a sought after development within this well served and popular village.

The Property

10 Collins Drive, Bloxham is a superb family house which is beautifully presented and pleasantly located on the edge of this sought after small development. The property has spacious accommodation which is arranged over three floors and there is potential to extend whilst retaining a large rear garden. On the ground floor there is a large entrance hallway, a cloakroom, a sitting room with double doors to the garden, a dining room, a well equipped kitchen/breakfast room and a utility room. On the first floor there are three bedrooms, two are double bedrooms with built in wardrobes and en-suite shower rooms. On the second floor there are two large double bedrooms and a modern bathroom. There is a large driveway and double garage to the side and to the rear there is large rear garden which is predominantly laid to lawn.

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

Entrance Hallway

A spacious and welcoming hallway with wood effect flooring, stairs to the first floor and doors to all ground floor accommodation.

Cloakroom

Wash hand basin and WC.

Sitting Room

A large, dual aspect room with a window to the front and double doors to the garden.

Dining Room

Ample space for a dining table and chairs and a window to the front.

Kitchen/Breakfast Room

Beautifully fitted with modern shaker style eye level cabinets and base units and drawers with work surfaces over. Inset sink and draining board, double oven, gas hob with extraction hood over, space for a fridge/freezer and dishwasher, space for a table and chairs and double doors to the garden.

Utility Room

With single drainer stainless steel sink, radiator, storage cupboard, plumbing for a washing machine and space for a tumble drier. Wall mounted boiler and a door to the side.

First Floor Landing

Doors to all first floor accommodation and stairs to second floor.

Master Bedroom

A spacious master bedroom suite with built in wardrobes, a dressing area and an en-suite bathroom.

Bedroom Two

A double room with built in wardrobes and an en suite shower room.

Bedroom Five

A single room with a window to the front.

Second Floor Landing

Storage cupboard and doors to bedrooms three and four.

Bedroom Three

A large double room with a window to the front.

Bedroom Four

A large double room with a window to the front and two large double wardrobes.

Bathroom

Fitted with a panelled bath with a shower over, a wash hand basin and WC.

Outside

To the front of the property there is a small lawned garden with a path to the front door. To the side there is a driveway which provides off road parking and gives access to the double garage. To the rear there is a beautiful private garden which is laid to lawn with well stocked flower and plant borders and a paved seating area adjoining the house.

Double Garage

A double garage with power and light connected.

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 through the village and past the shops and then bear left at the mini roundabout onto the Barford Road then take the first left onto the Milton Road. Take the second left into Collins Drive and continue to the end of the road then bear right where the property will be seen on your right.

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

All mains services connected. The gas fired boiler is located in the utility room and is under warranty until 2028.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

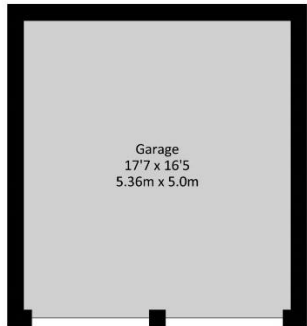
Tenure

A freehold property.

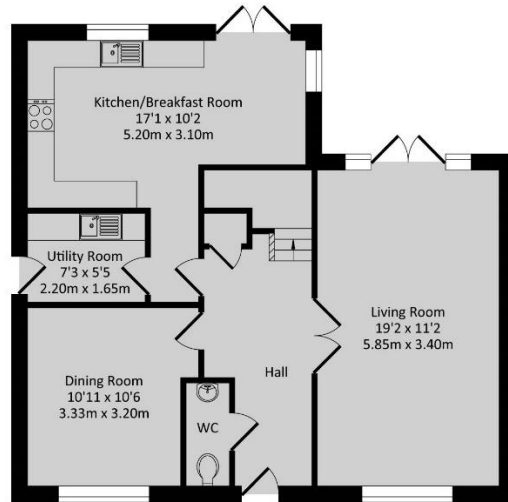




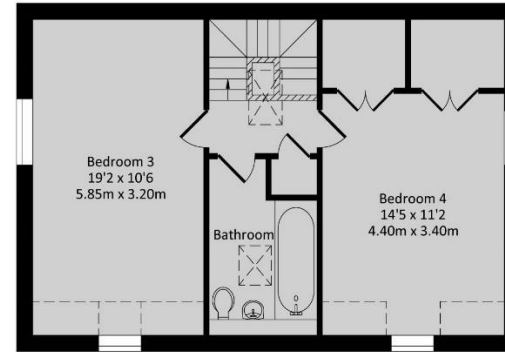
Garage
Approx. Floor
Area 288 Sq.Ft.
(26.80 Sq.M.)



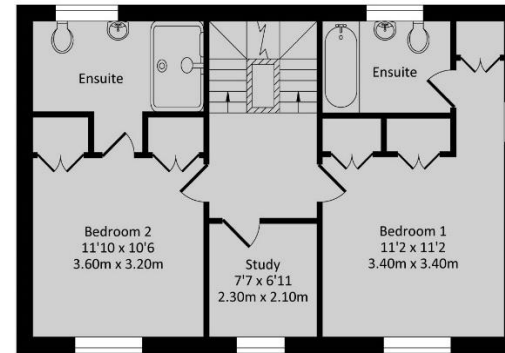
Ground Floor
Approx. Floor
Area 665 Sq.Ft.
(61.80 Sq.M.)



Second Floor
Approx. Floor
Area 556 Sq.Ft.
(51.60 Sq.M.)



First Floor
Approx. Floor
Area 556 Sq.Ft.
(51.60 Sq.M.)



Total Approx. Floor Area 2065 Sq.Ft. (191.80 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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