



Gascoigne Way
Bloxham



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented four bedroom detached house located within this sought after development with far reaching countryside views to the rear.

The property

51 Gascoigne Way, Bloxham is a beautifully presented four bedroom detached house which is very pleasantly located within this highly desirable development on the edge of the village. The property backs onto open countryside and has some beautiful, far reaching rural views. On the ground floor there is a central hallway, a sitting room, a dining room, a shower room, a modern kitchen and a very large conservatory/garden room which has a variety of uses. On the first floor there is a central landing, four large bedrooms and a modern family bathroom. To the front there is a lawned garden and a driveway which gives access to the single garage and to the rear there is a large garden which backs onto open countryside.

Entrance Hallway

A central hallway with stairs to the first floor and doors to all ground floor accommodation.

Sitting Room

A spacious dual aspect room with a window to the front and a sliding door to the conservatory/garden room.

Dining Room

A separate dining room or study with a window to the front.

Shower Room

Fitted with a corner shower cubicle, a wash hand basin with vanity unit and a low level W.C. Window to rear.

Kitchen

Fitted with modern eye level cabinets and base units and drawers with granite work surfaces over and an inset sink and draining board. There is space for a cooker with extraction hood over, an integrated dishwasher, space for a fridge/freezer and a door to the conservatory/garden room.

Conservatory/Garden Room

A very large additional room ideal for entertaining with ample space for dining and lounge furniture and doors to the rear garden. There is also a utility area with space and plumbing for a washing machine and tumble dryer.

First Floor Landing

A central landing with a hatch to the loft space and an airing cupboard housing the hot water cylinder.

Master Bedroom

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

Bedroom Two

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

Bedroom Three

A double room with a fitted double wardrobe and a window to the front.

Bedroom Four

A good sized room with a window to the rear.

Family Bathroom

Fitted with a modern shower bath, a wash hand basin and W.C. Heated towel rail, tiled flooring and walls and a window to the front.



Outside

To the front of the property there is a lawned garden and a driveway to the side which gives access to the single garage. The main area of garden is located to the rear which is laid to lawn with a paved patio adjoining the house, a vegetable garden area and well stocked borders. There are also a variety of established trees and a large shed. The garden backs on to open countryside and has beautiful rural views.

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.

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 along this road for approximately 500 metres and take the third turning on the right into Gascoigne Way. Continue and bear left following the numbering system where the property will be seen on your right.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

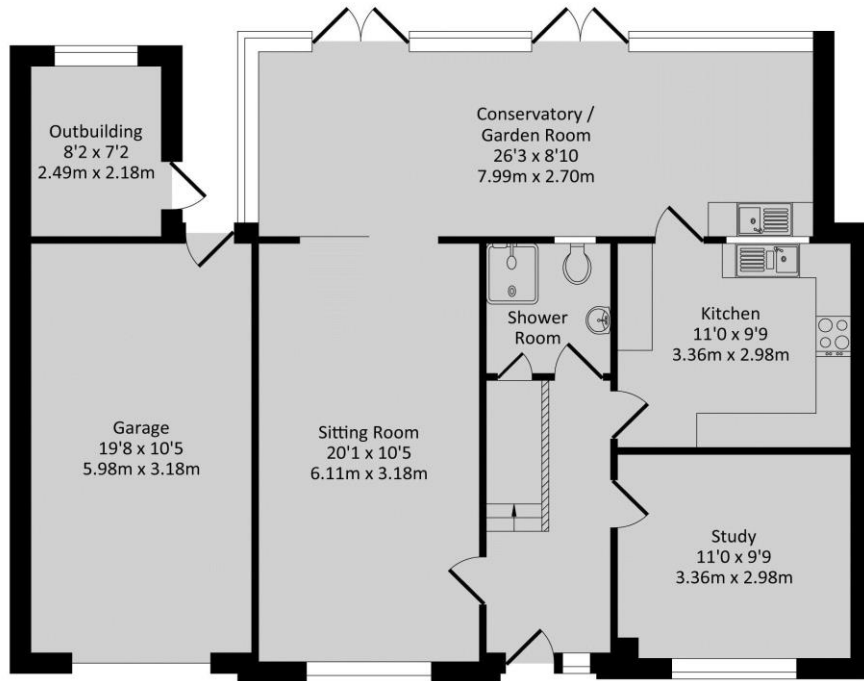
Tenure

A freehold property.

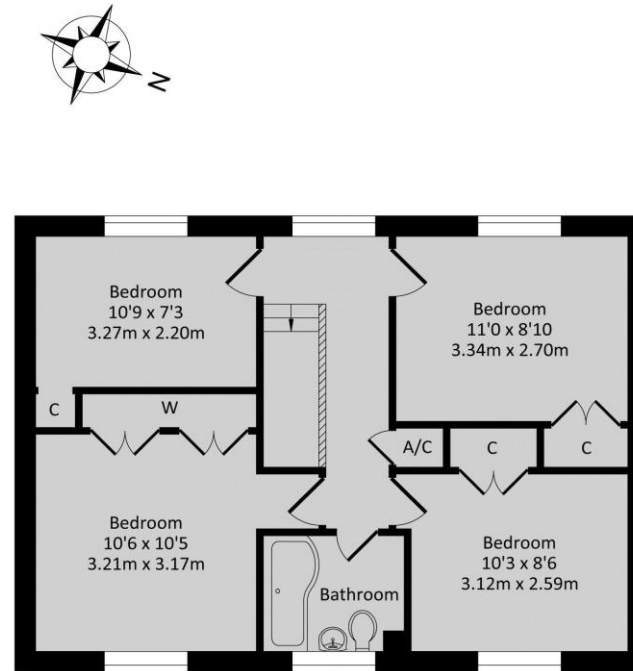
Asking Price £550,000



Ground Floor
Approx. Floor
Area 1060 Sq.Ft.
(98.50 Sq.M.)



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



Total Approx. Floor Area 1616 Sq.Ft. (150.20 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		
69-80	C	73 C	85 B
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.

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

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



ROUND & JACKSON
ESTATE AGENTS