



8 Cherrys Close, Bloxham  
Banbury, Oxon, OX15 4TD



ROUND & JACKSON  
ESTATE AGENTS









**A spacious and recently renovated three bedroom detached bungalow with a large driveway and gardens to the front and rear. The property is located in sought after cul-de-sac within this sought after and well served village.**

#### The property

8 Cherrys Close, Bloxham is a spacious three bedroom detached bungalow which is pleasantly located in a sought after cul-de-sac within this well served and pretty village. The property has recently been modernised to a high standard with improvements including a re-fitted kitchen, new carpets and flooring, re-decoration throughout, landscaping to the gardens and there is also a modern shower room. There is a large entrance hallway with useful storage cupboards, a kitchen/breakfast room, a large dual aspect sitting/dining room, two double bedrooms, a single bedroom, a modern shower room and a cloakroom/WC. To the front of the property there is a driveway which provides parking for several vehicles and a lawned garden. To the rear there is a private garden which is attractively landscaped and predominantly laid to lawn. There is a tandem garage to the side with power and light connected. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A central hallway with built in storage cupboards, a hatch to the loft space and doors to all accommodation.

#### Kitchen/Breakfast Room

A large room recently re-fitted to to a high standard and with space for a table and chairs. Fitted with shaker style eye level cabinets and base units and drawers, work surfaces with inset sink and drainer and a four ring gas hob with extraction hood over. Single oven, fridge-freezer and dishwasher. Wood effect flooring, window to the front and a door to the garage.

#### Sitting Room

A large dual aspect room with a sliding door to the rear garden and ample space for lounge and dining furniture.

#### Bedroom One

A double room with a window to the rear.

#### Bedroom Two

A double room with a window to the rear.

#### Bedroom Three

A single room with a window to the front.

#### Shower Room

A modern shower room with a double shower cubicle, a wash hand basin and low level WC. Attractive tiling and heated towel rail.

#### Cloakroom

Low level WC.

#### Outside

The property is set back from the road and has a deep frontage which comprises a large driveway which provides parking for several vehicles and a lawned garden. To the rear there is a private garden which is attractively landscaped and predominantly laid to lawn with well stocked flower and plant borders and a paved seating area.

#### Garage

There is a tandem garage to the side with power and light connected, an up and over door to the front and a personal door to the rear.



### 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 via the Bloxham Road (A361) and continue for approx. 3 miles into the village of Bloxham. Pass the church on the left and at the mini round about take the second exit sign posted for Chipping Norton. Take the second right onto Cumberford Hill and the first left on to Colesbourne Road. Continue round the right hand bend and take the first right for Cherry's Close where the property will be found on your left.



### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band E.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

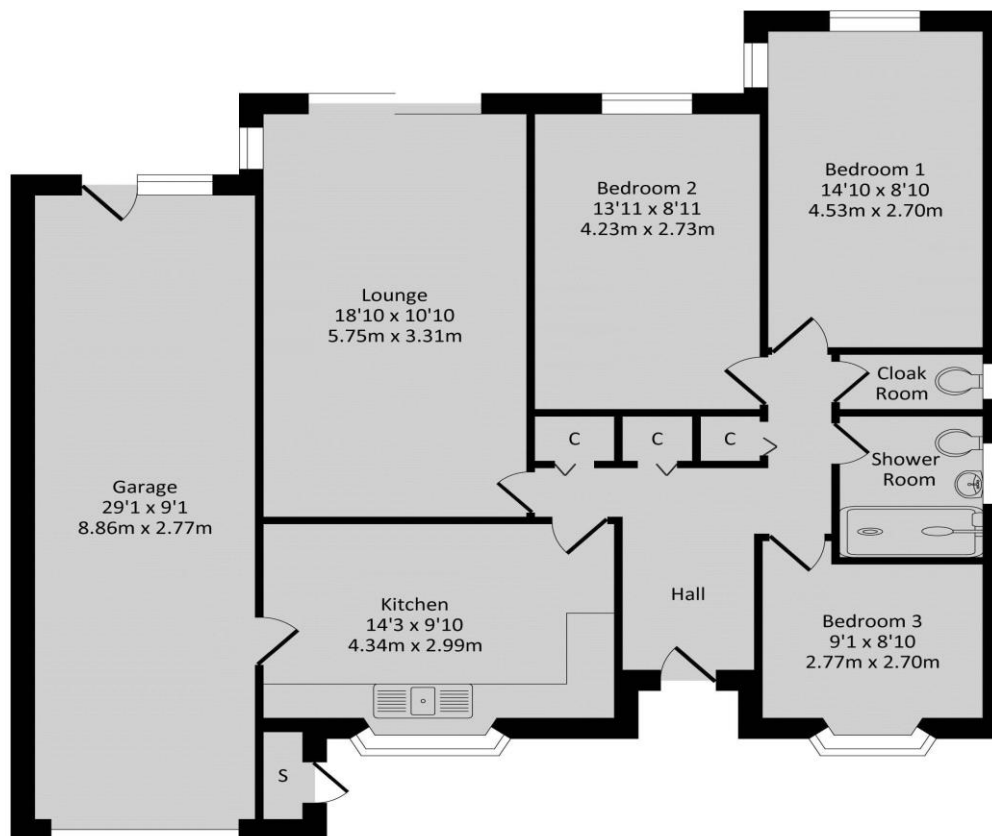
### Tenure

A freehold property.

## Asking Price - £525,000







**Total Approx. Floor Area 1104 Sq.Ft. (102.50 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		80 C
55-68	D	64 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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