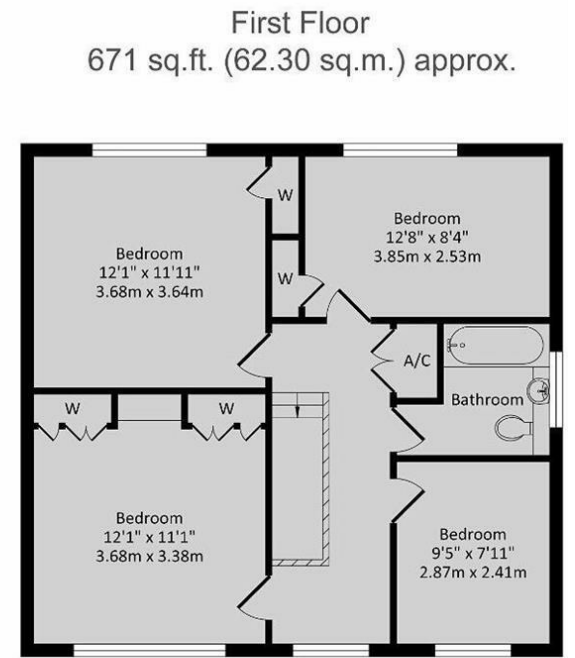
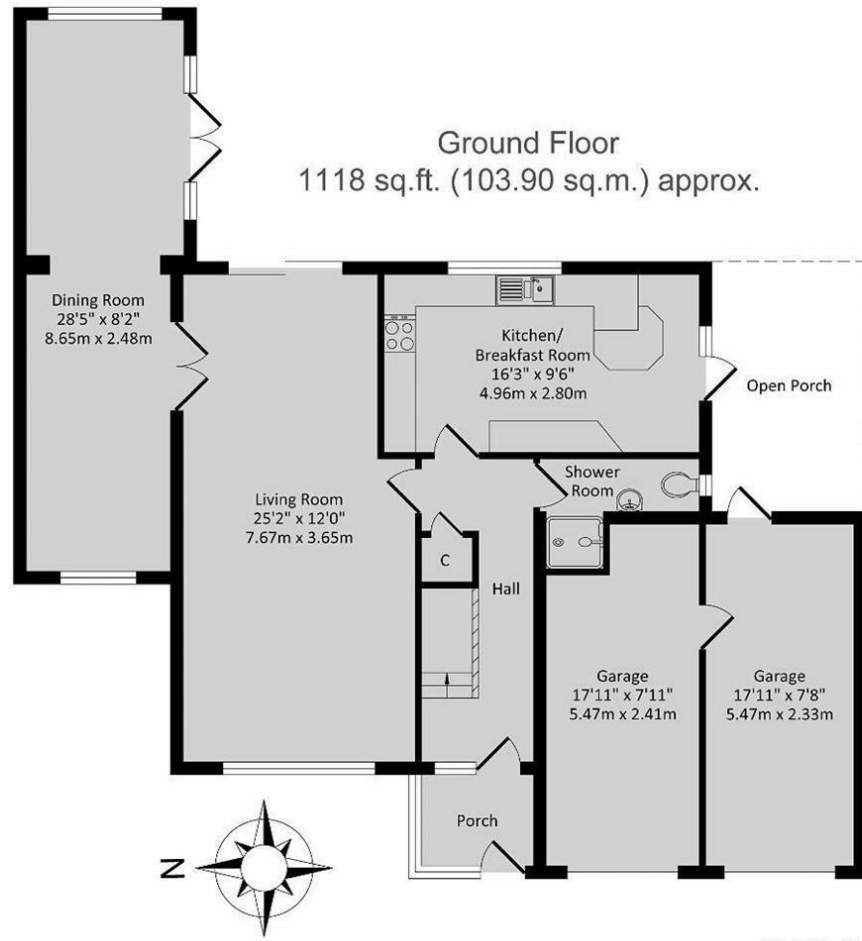


**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	80
EU Directive 2002/91/EC			

**TOTAL APPROX. FLOOR AREA 1789 sq.ft. (166.20 sq.m.) approx.**

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit 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.



27 Schofields Way  
Bloxham



27 Schofields Way, Bloxham,  
Oxfordshire, OX15 4NP

Approximate distances

Banbury 3 miles  
Chipping Norton 11 miles  
Junction 11 (M40 motorway) 5 miles  
Oxford 25 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

**A WELL PRESENTED AND GENEROUSLY PROPORTIONED FAMILY HOUSE OCCUPYING A WELL POSITIONED ATTRACTIVE CORNER PLOT CONVENIENTLY LOCATED FOR SCHOOLING WITHIN THIS EXCEPTIONALLY WELL SERVED AND HIGHLY SOUGHT AFTER VILLAGE**

**Porch, hall, shower/WC, sitting room, dining room, garden room, kitchen/breakfast room, four bedrooms, bathroom, gas ch via rads, driveway, double garage, far reaching views, gardens. Energy rating D.**

**£540,000 FREEHOLD**



**Directions**

From Banbury proceed in a Southwesterly direction toward Chipping Norton (A361). Continue for approximately three miles until Bloxham will be reached. Travel into the village and having passed The Warriner School take the third turning on the left into Strawberry Terrace and follow the road straight on as it continues into Strawberry Hill. At the T-junction ahead turn left into Schofields Way and the property will be found after a very short distance on the right and can be recognised by our "For Sale" board.

**Situation**

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, a beauticians, a hairdressers, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service, doctor's surgery and golf driving range.

A floorplan has been prepared to show the room sizes and layout of the property as detailed below. Some of the main features are as follows:

\* A detached brick built family house constructed in the mid 1970's and subsequently extended to provide additional ground floor space.

\* Generously proportioned accommodation on two floors including three reception rooms, four bedrooms and two bathrooms.

\* It occupies an attractive corner plot and is not directly overlooked to front or rear. From the first floor there are lovely far reaching outlooks over the countryside which is easily accessible from a footpath in the neighbouring road.

\* Easy walking distance to The Warriner Secondary School and accessible to the many other facilities in Bloxham.

\* Good sized double glazed porch with ceramic tiled floor opens to the hall with Amtico floor and door to the ground floor shower room/WC.

\* Large main reception room with window to front, double glazed patio doors to the rear garden and double doors to the dining room which has window to front and archway to a garden room which has laminate wood effect floor, windows to side and rear, French doors to the rear garden.

\* Spacious kitchen/breakfast room with a range of solid pine base and eye level units incorporating a built in double oven, gas hob and integrated extractor over, plumbing for dishwasher, extensive work surfaces and breakfast bar, window to rear, door to covered side area, wall mounted gas fire boiler.

\* Landing with double doors to a large built in airing cupboard with a big hot water cylinder.

\* Spacious main double bedroom with built in wardrobes and window to front.

\* Two further double bedrooms with windows to rear enjoying the far reaching views and both have doors to built in wardrobes.

\* Generous fourth single bedroom which would also make an ideal home office.

\* Bathroom fitted with a white suite comprising air bath with power shower unit over and fully tiled surround, semi recessed wash hand basin and WC, window, heated towel rail/radiator, auto sensor night light.

\* Externally the driveway provides off road parking space for three vehicles beyond which there are two up and over doors to the double garage with central dividing brick wall and utility space at the rear including plumbing for washing machine, water softener, and space for appliances.

\* There is a lawned area, borders and roses to front and side. A gate at the side allows access to rear garden which is well tended and comprises a large patio, lawn and well stocked borders. A door opens to the covered side area behind the garage which is a good practical area and has a personal door to the garage. Please note that planning permission has been granted for a large utility room which will replace the covered area and extend just beyond the kitchen.

**Services**

All mains services are connected. The wall mounted Worcester gas fired boiler is located in the kitchen and was fitted approximately two years ago with a ten year guarantee.

**Local Authority**

Cherwell District Council. Council tax band E.

**Viewing**

Strictly by prior arrangement with the Sole Agents Anker & Partners.

**Energy rating: D**

A copy of the full Energy Performance Certificate is available on request.