

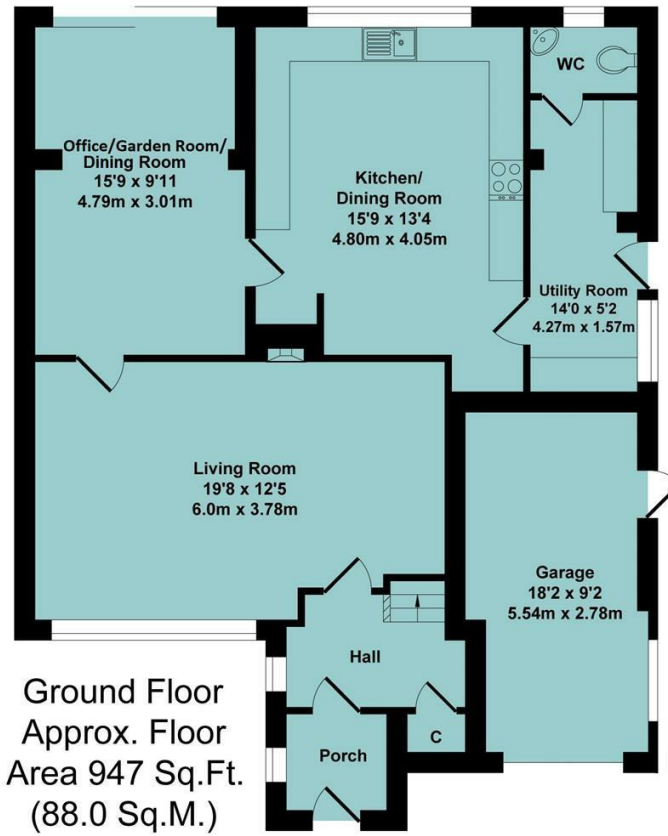
Agents Note

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

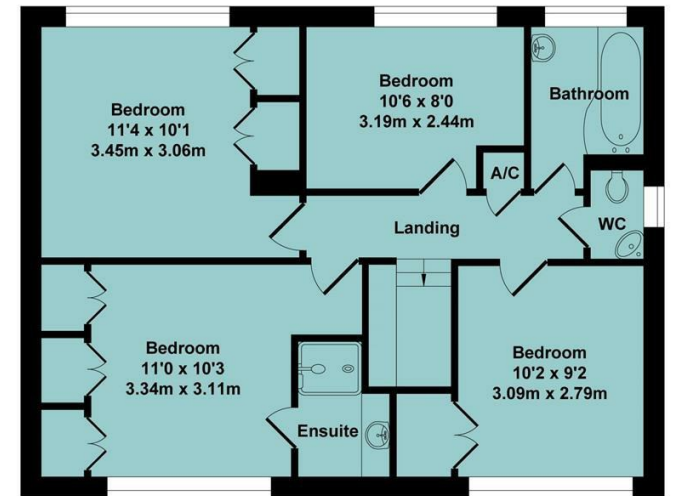
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. Floor Area 947 Sq.Ft. (88.0 Sq.M.)

Total Approx. Floor Area 1572 Sq.Ft. (146.10 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



First Floor
Approx. Floor Area 625 Sq.Ft. (58.10 Sq.M.)



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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.



20 Colesbourne Road
Bloxham



20 Colesbourne Road, Bloxham, Oxfordshire, OX15 4TB

Approximate distances
Banbury town centre 4 miles
Chipping Norton 9 miles
Shipston-on-Stour 13 miles
Oxford 22 miles
Junction 11 (M40 motorway) 5.5 miles

AN EXTENDED DETACHED FOUR BEDROOM FAMILY HOUSE IN AN ENVIABLE POSITION BACKING ONTO PLAYING/RECREATION GROUND WITH RURAL VIEWS BEYOND

Porch, hall, sitting room, family room/garden room/office, kitchen/dining room, utility room, cloakroom, main bedroom with ensuite shower room, three further bedrooms, family bathroom, gas ch via rads, double glazing, driveway for three cars, garage, gardens front and rear. Energy rating C.

GUIDE PRICE £475,000 FREEHOLD



Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). Continue to Bloxham and travel through the village and having passed the church on the left hand side continue on the main road and at the the mini roundabout turn right continuing along the A361 and take the second turning on the right into Cumberford and after a very short distance turn left into Station Road which leads into Colesbourne Road. The property will be found on the left hand side 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 and doctor's surgery.

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

- * A brick built detached house believed to date back to the late 1970's which occupies an enviable spot on the edge of the village backing onto a recreation area with rural views beyond.

- * An ideal family house with a ground floor extension creating spacious living accommodation.

- * South facing rear aspect.

- * Porch and hall with built-in cloaks cupboard.

- * Sitting room with large window to front and fitted wood burning stove.

- * Family room/garden room or office with sliding double glazed patio doors to the rear garden.

- * Kitchen/dining room with an outlook over the garden and fields beyond.

- * Utility room with door to side, plumbing for washing machine, space for further appliances and door to the cloakroom which is fitted with a white suite.

- * Main double bedroom with large window to front, wall to wall fitted wardrobes and door to

the ensuite shower room which has a white suite comprising fully tiled shower cubicle, recessed wash hand basin, heated towel rail and extractor.

- * Three further bedrooms and family bathroom with a white suite comprising bath with shower over and fully tiled surround, wash hand basin, ceramic tiled floor, heated towel rail, window.

- * Separate WC with white suite and window.

- * Gas central heating via radiators and uPVC double glazing.

- * Lawned front garden with borders, driveway providing off road parking leading to the single garage.

- * Gated side access leads to a useful bin store area where there is a personal door to the garage and access to the rear garden which as mentioned above is south facing and includes a shaped patio, lawn and borders, shed and a gate opening to the recreation area.

Services

All mains services are connected including fibre broadband. EV charging point on front driveway. Solar panels which are owned on a feed in tariff. Installed capacity 2kw.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

Energy rating: C

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

