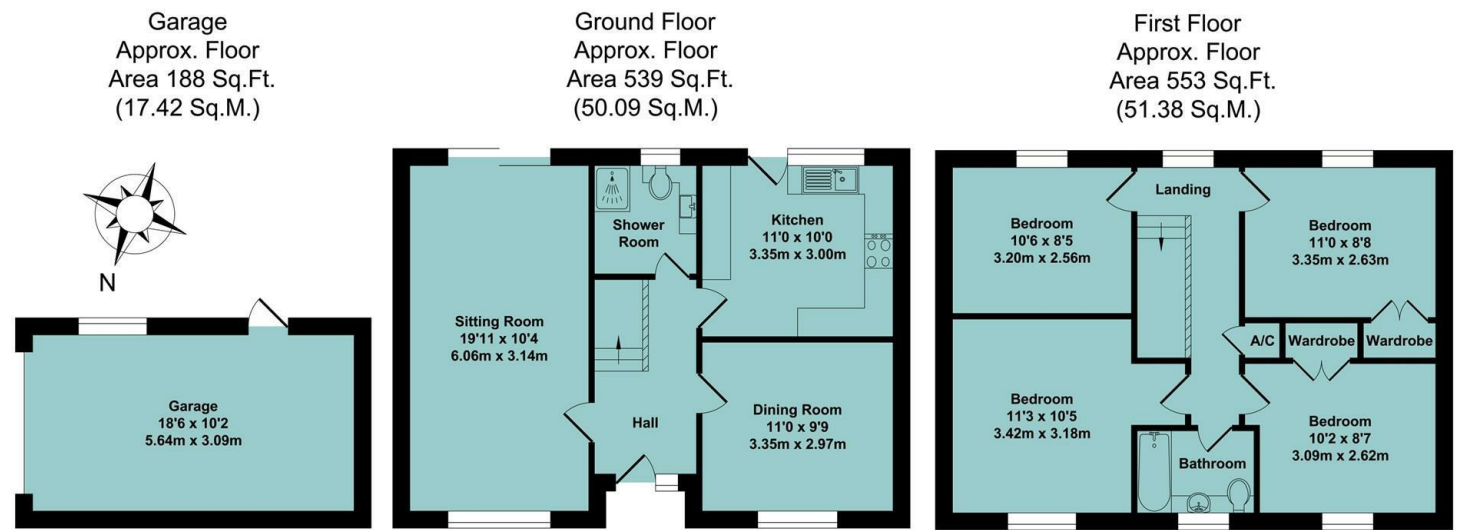


**Agents Note**

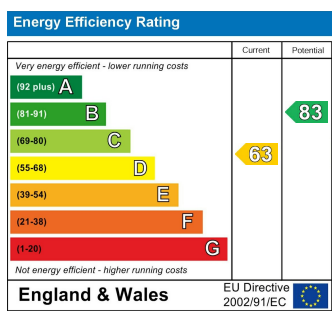
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.



Total Approx. Floor Area 1280 Sq.Ft. (118.89 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



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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.



58 Gascoigne Way  
Bloxham



# 58 Gascoigne Way, Bloxham, Oxfordshire, OX15 4TL

## Approximate distances

Banbury 4 miles  
Chipping Norton 10 miles  
Junction 11 (M40 motorway) 6 miles  
Oxford 23 miles  
Banbury railway station 5 miles  
Junction 11 (M40 motorway) 6 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 FOUR BEDROOM DETACHED FAMILY HOME THAT HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNER AND BENEFITS FROM A NEWLY FITTED KITCHEN, A GARAGE AND DRIVEWAY PARKING, WITH COUNTRYSIDE VIEWS TO THE REAR**

**Entrance hall, lounge, dining room, kitchen, downstairs shower room, four double bedrooms, family bathroom, rear garden, garage, parking on the driveway for approximately three cars. Energy rating D.**

**£500,000 FREEHOLD**



## Directions

From Banbury proceed in a south westerly direction toward Chipping Norton (A361). Proceed through the village passing the shops on the right hand side and bear left at the mini roundabout onto the Barford Road. Gascoigne Way will be found as the second turning on the right hand side. Follow the road around the green to the far side following the numbering system into a cul de sac and the property will be found as the first on the left 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:

\* Entrance hall with tiled flooring, doors to lounge, dining room, kitchen, shower room and stairs to first floor.

\* Dual aspect lounge with large window to front, patio doors to rear, gas fireplace with ornamental surround.

\* Dining room (could also be used as a study) with window to front, recently redecorated with new flooring and neutral coloured walls.

\* Recently re-fitted kitchen with a range of integrated appliances including fridge freezer, washing machine, dishwasher, built-in double oven, four ring electric hob and extractor over, tiled floor and tiled splashbacks, window and door to rear, space for tumble dryer.

\* Downstairs shower room with vanity wash hand basin, WC, corner shower cubicle, heated towel rail, window to rear and understairs storage.

\* First floor landing with window to rear, doors to all rooms and the loft hatch.

\* The master bedroom is a double with window to front.

\* Bedroom two is a double with built-in wardrobes and window to rear having countryside views.

\* Bedroom three is a double with window to rear having countryside views.

\* Bedroom four is a double with window to front and built-in wardrobe.

\* Modern well fitted bathroom with a white suite comprising panelled bath with mixer taps, shower attachment and fully tiled surround, semi recessed wash hand basin, WC, heated towel rail and ceramic tiled floor.

\* A gate opens to a private walled courtyard to the front whilst to the rear there is a well tended mature garden with patio, lawn and borders, lovely views over the adjoining fields and countryside beyond.

\* Driveway to front providing off road parking space for up to three cars leading to a single garage with electric remote controlled roller door, light and power connected, window and personal door to the courtyard.

\* Brand new windows and doors in 2020. Kitchen re-fitted in 2021. New flooring throughout.

## Services

All mains services are connected. The boiler is located in the kitchen.

## 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.