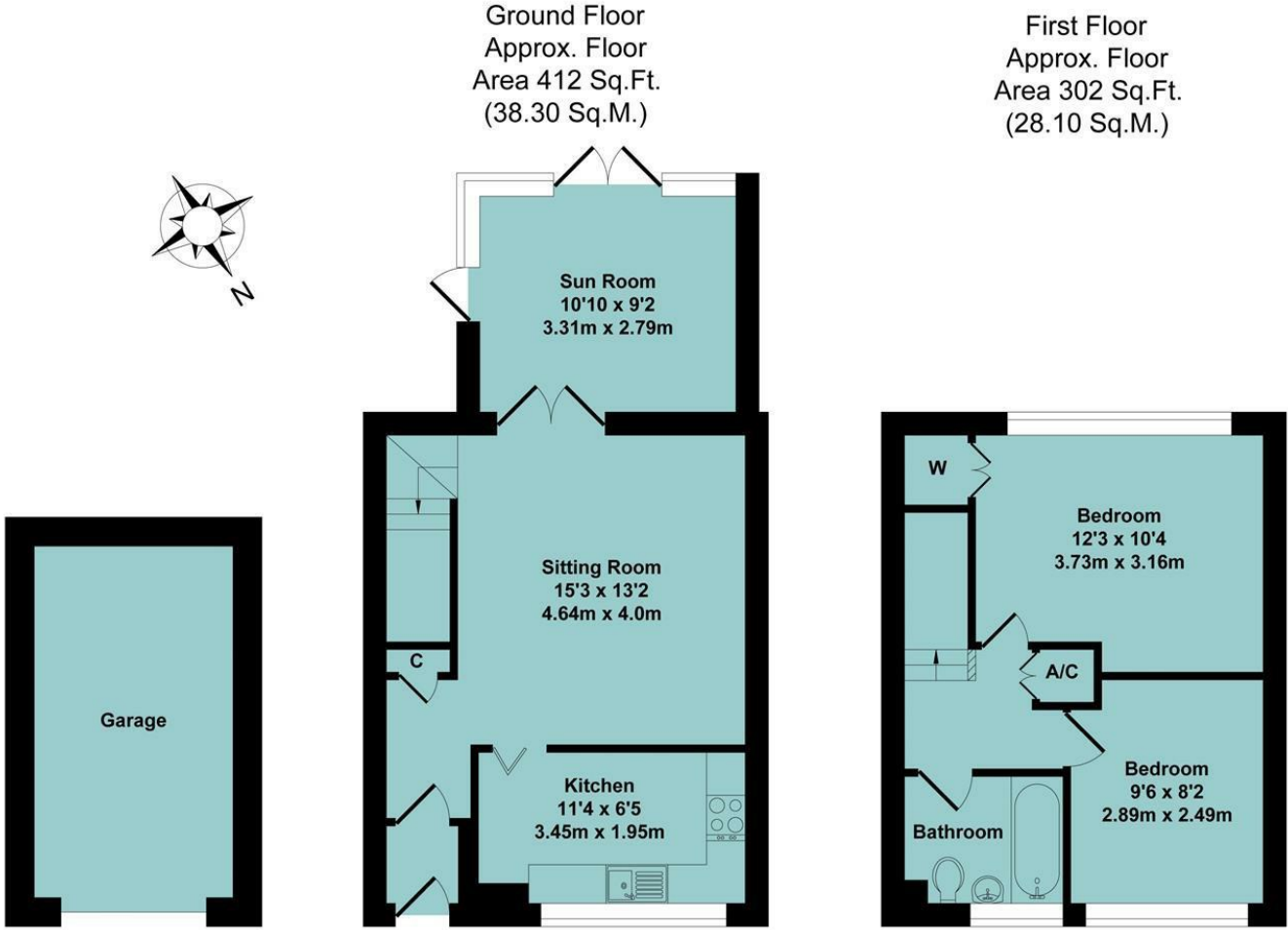
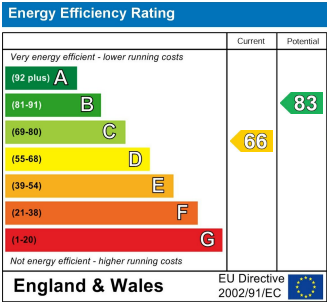


Agents Note

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 714 Sq.Ft. (66.40 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.



24 Winters Way
Bloxham



24 Winters Way, Bloxham, Oxfordshire,
OX15 4QS

Approximate distances
Banbury town centre 4 miles
Chipping Norton 10 miles
Junction 11 (M40 motorway) 6 miles
Banbury railway station 5 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 MODERN AND WELL MAINTAINED TWO BEDROOM
FAMILY HOME THAT HAS BEEN GREATLY IMPROVED
BY THE CURRENT OWNERS, LOCATED CLOSE TO LOCAL
SCHOOLING AND AMENITIES

Entrance porch, entrance hall, kitchen, sitting
room, dining room/conservatory, two bedrooms,
bathroom, rear garden, garage. Energy rating D.

£260,000 FREEHOLD



Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). After approximately 3 miles Bloxham will be reached. Travel into the village and turn right opposite Bloxham School into Courtington Lane. Travel to the end at the T-junction turn left into Tadmarton Road. After approximately 300 yards Winters Way will be found as a turning on the left. Follow the road and the property will be found by after a short distance on the right hand side.

Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, delicatessen, 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 dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * Entrance porch opening to entrance hall, understairs storage cupboard, door to lounge.
- * Lounge with door to kitchen, double door to dining room/conservatory, laminate flooring in both these rooms.
- * Kitchen fitted with a range of white base and eye level units with wooden worktop over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, integrated oven (fitted January 2025) and four ring gas hob, inset sink, large window to front, tiled flooring.
- * Dining room/conservatory with door to side and double doors to decking, laminate flooring.
- * Stairs to first floor landing with doors to bedrooms, bathrooms, airing cupboard and hatch to loft.
- * Master bedroom with large window to rear, fitted wardrobe and ample space for further bedroom furniture.
- * Bedroom two is a single/small double with window to front and built-in shelving.

- * Bathroom fitted with a white suite comprising bath with power shower over, WC and wash hand basin, part tiled walls, laminate flooring and window to front.
- * To the rear the garden is tiered and comprises a large decked area with steps which lead down to a lawned area with a small patio and some in-built bench seating, further steps then lead down to a wild garden area and a small patio area housing the wheelie bins. Gate to rear leading onto the Tadmarton Road. Fencing to the left and rear and rear gate have been replaced within the last 2 years.
- * The current owners have undertaken a comprehensive list of works to the property which include new boiler and central heating pump fitted February 2021, new shower, pump and hot water cylinder fitted July 2024. In February 2021 new felt and batons installed in roof, damaged tiles replaced, new lead flashings, new guttering and fascias at the rear
- * Garage in a block.

Services

All mains services are connected. The boiler (replaced February 2021 by British Gas) is located in the airing cupboard.

Local Authority

Cherwell District Council. Council tax band B.

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.