





# 13 Bloxham Court, Bloxham, Oxfordshire, OX15 4FL

## Approximate distances

Banbury 4 miles  
 Chipping Norton 10 miles  
 Junction 11 (M40) 6 miles  
 Oxford 23 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 THREE BEDROOM TOWNHOUSE WITH PARKING LOCATED IN THE POPULAR VILLAGE OF BLOXHAM NEAR LOCAL SCHOOLS AND SHOPS

Entrance hall, sitting room, downstairs WC, kitchen, dining room, three bedrooms, en-suite to master, family bathroom, rear garden, car port and parking space. Energy rating C.

Offers in Excess Of £350,000 FREEHOLD



### Directions

From Banbury proceed in a southwesterly 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. After a short distance take the first turning on the right into Bloxham Court and the property will be found in front of you at the end of the road.

### Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, 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:

- \* A well presented three bedroom townhouse located near primary and secondary school.

- \* Close to local shops.

- \* Entrance hall with wood flooring, open understairs storage and storage cupboard and stairs rising to first floor.

- \* Sitting room with built-in shelving either side of the gas fire.

- \* Kitchen fitted with a range of cream base and eye level units, integrated appliances to include fridge freezer, oven with four ring gas hob, dishwasher, space and plumbing for washing machine, tiled flooring, door to rear garden, opening to dining room.

- \* Dining room with ample space for table and chairs, patio doors opening to the garden.

- \* Downstairs WC with wood flooring, WC and wash hand basin, window, radiator.

- \* First floor landing.

- \* Master bedroom with two windows overlooking the rear garden, built-in wardrobe and airing

- cupboard. En-suite comprising shower cubicle, bath, WC, wash hand basin, window and extractor fan.

- \* Further bedroom with built-in wardrobes.

- \* Bathroom located on the first floor fitted with a suite comprising bath, WC, wash hand basin, window and extractor fan.

- \* Further double bedroom located on the top floor with two windows and two good sized storage cupboards.

- \* The rear garden has a patio area for table and chairs with the rest mainly laid to lawn. Gated access leading to a path which leads to the front.

- \* Two parking spaces, one of which is a car port located to the area of the left and the other parking space to the right.

### Local Authority

Cherwell District Council. Council tax band D.

### Services

All mains services are connected. The gas fired boiler is located in a cupboard on the top floor.

### 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.