



{ CRAB TREE CLOSE BLOXHAM OX15
£2,100 PER MONTH AVAILABLE 08/03/2021

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Crab Tree Close Bloxham OX15

**£2,100 Per Month
Unfurnished**

 **6 Bedrooms**
 **4 Bathrooms**
 **3 Receptions**

Features

6 Bedrooms, 2 en-suites, Family bathroom and cloakroom, Living room, Wood Burner, Family room, Kitchen/breakfast room, Single garage

Hamptons

44 Market Place
Banbury, OX16 5NW
01295 277882
banburylettings@hamptons-int.com
www.hamptons.co.uk

Looking for a spacious family home? This six bedroom detached stone property has generous accommodation including rear garden. Managed by Hamptons.

The Property

Looking for a spacious family home? This six bedroom detached stone property has generous accommodation including a rear garden and off road parking too. A spacious kitchen /breakfast dining room is at the heart of this family home. There is a downstairs cloakroom with a separate living room too. The master bedroom has en-suite shower room, second double bedroom has an en-suite shower room, ideal for guests. There are three further bedrooms. Single garage with off road parking and a rear garden too.

Outside

Garden and garage.

Location

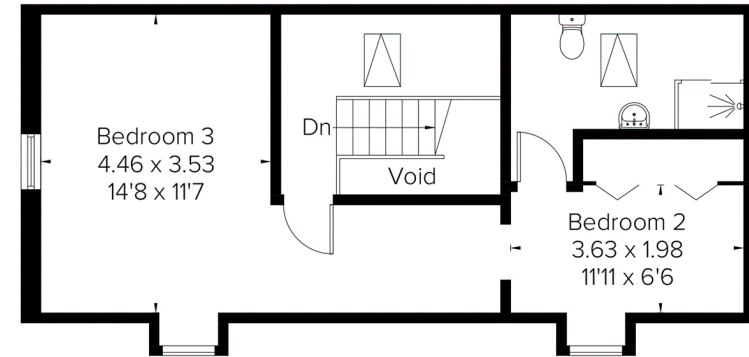
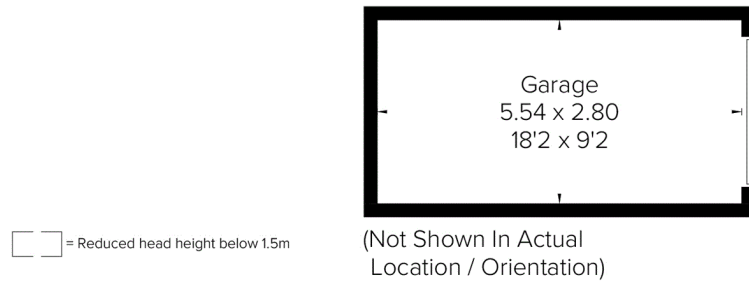
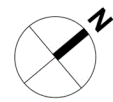
Bloxham is a large ironstone village south west of Banbury on the A361 Chipping Norton Road. Within the village there are a range of amenities including post office, local shops, hairdressers, petrol station, choice of public houses, a village church, dentist and doctor's surgery. Schooling within the village includes primary, secondary and a public school. More comprehensive facilities can be found in the nearby market town of Banbury to include the Castle Quay Shopping Centre and the Spiceball Leisure Centre. M40 Jct 11 to the

east of the town gives access to both Birmingham and London. From Banbury there is also a mainline railway station to London Marylebone



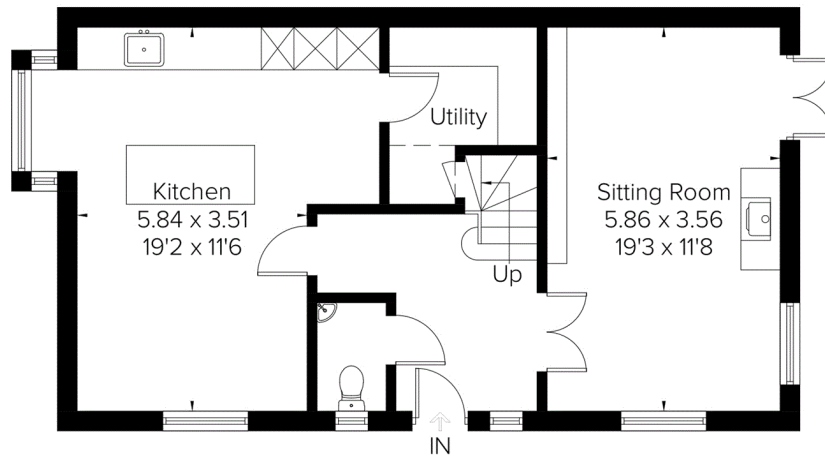
{ DETACHED SIX BEDROOM FAMILY HOUSE.

Approximate Area = 173.1 sq m / 1863 sq ft (Excluding Void)
 Garage = 15.5 sq m / 167 sq ft
 Total = 188.6 sq m / 2030 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)



Second Floor

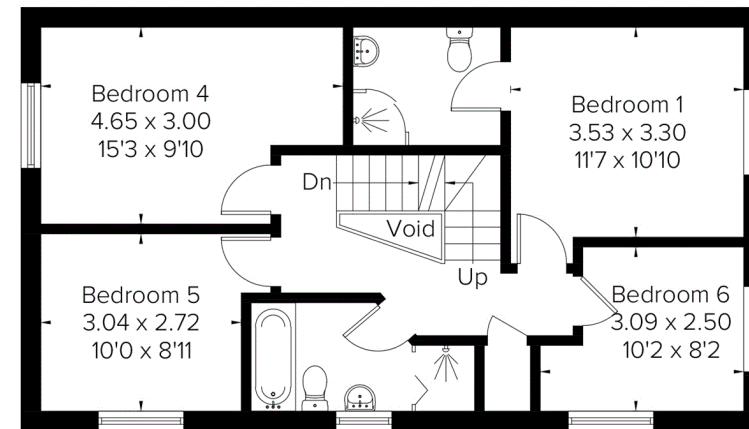
Area = 47.5 sq m / 511 sq ft



Ground Floor

Area = 63.9 sq m / 688 sq ft

(Limited Use Area = 0.9 sq m / 10 sq ft)



First Floor

Area = 61.7 sq m / 664 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 233156

For Clarification

we wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore

include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	73	82
EU Directive 2002/91/EC		

