



Glyme Cottage, 3 Bradford Court
Bloxham



ROUND & JACKSON
ESTATE AGENTS



Glyme Cottage, 3 Bradford Court

Bloxham, OX15 4RA

£360,000

A charming period cottage with many original character features and spacious well laid out accommodation located within this small select development within this highly sought after and well served village.

The Property

Glyme Cottage, 3 Bradford Court is a small development and conversion of the old village school and comprises of a mixture of houses and cottages which are pleasantly located close to the centre of this sought after and well served village. Each property within the development is unique with attractive design and architecture and there are well kept communal grounds and garden areas. Glyme Cottage is a beautifully presented two bedroom property with well thought out accommodation which is arranged over two floors. There are many original character features which include exposed ceiling beams and trusses, exposed stone walls, original doors and a beautiful arched stone fireplace. Outside and to the rear there is a large walled courtyard garden which is shared with two other properties and there are two car parking spaces beyond. A floorplan has been prepared to show the room sizes and layout. Some of the main features are:

Entrance Hallway

A spacious, light and welcoming hallway with the main entrance door to the front, stairs to the first floor with a half landing and window to the front, two useful storage cupboards, one of which houses the Worcester gas fired boiler which is less than a year old. The hallway is open plan into the sitting room and there is a door to the kitchen/dining room.

Sitting Room

A beautifully presented room with an attractive stone wall, beamed ceilings and double doors onto the courtyard.

Kitchen/Dining Room

A recently updated modern shaker style kitchen with a range of grey fronted cabinets and drawers with granite veneered surfaces over. There is an inset sink and draining board, attractive tiled splash backs and a four ring hob with extraction hood over. There is an integrated slimline dishwasher, space for a fridge and washing machine and there is an integrated electric oven. There is a beautiful arched stone fireplace, a window to the rear aspect and ample space for a table and chairs.

First Floor Landing

A large, quirky and light landing which overlooks the hallway beneath with exposed beams, a useful study area, a window to the front and doors to all first floor accommodation.

Bedroom One

A very spacious double bedroom with a built in double wardrobe exposed beams and trusses and a window to the rear aspect.

En-suite Shower Room

Fitted with a modern white suite which comprises a corner shower cubicle, a wash hand basin and a W.C. Attractive tiling to walls and floor, heated towel rail.

Bedroom Two

A double bedroom with an exposed stone wall, beams and trusses and a velux roof window giving picture views of the church and courtyard.

Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer taps and shower attachment, a W.C., a wash hand basin and a heated towel rail. Recently updated and very attractive tiling to the splash back areas.



Store

The property comes with a reasonable sized store room where bicycles could be kept. This will be found at the side of the property and is accessed via the original School doors which is another quirky feature.

Outside

To the rear there is a large and very pretty walled courtyard garden which is paved and pleasantly landscaped with raised flower and plant borders and various seating areas. At the rear of the courtyard there are wrought iron gates that leading to the parking area where there are two allocated car parking spaces marked Glyme Cottage.

Community Charge

There is a service charge of £15 per month which covers the maintenance of the communal grounds and garden.

Directions

From Banbury proceed south westerly via the Bloxham road (A361) and continue for approximately two and a half miles until the village of Bloxham is reached. Continue through the village passing the shops and the church then take the second left turn before the mini roundabout into Bradford Court. Glyme Cottage will be seen immediately on your left and car parking is available behind.

Situation

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, a choice of public houses and churches, dentist and doctor's surgery. Schooling within the village includes primary, secondary and Bloxham School, an independent co-educational school catering for boarders and day pupils. Tudor Hall Girls School is approximately one mile outside of the village. Further comprehensive facilities can be found in the nearby market town of Banbury that include the Castle Quay Shopping Centre and the Spiceball Leisure Centre. The M40 Jct 11 is to the east of the town gives access to both Birmingham and London. From Banbury there is also a mainline railway station with services to London Marylebone in under an hour and Soho Farmhouse is just 7 miles away.

Services

All mains services connected. The gas fired boiler is located in the landing cupboard.

Local Authority

Cherwell District Council. Tax band D.

Viewings

Strictly by prior arrangement with Round & Jackson.

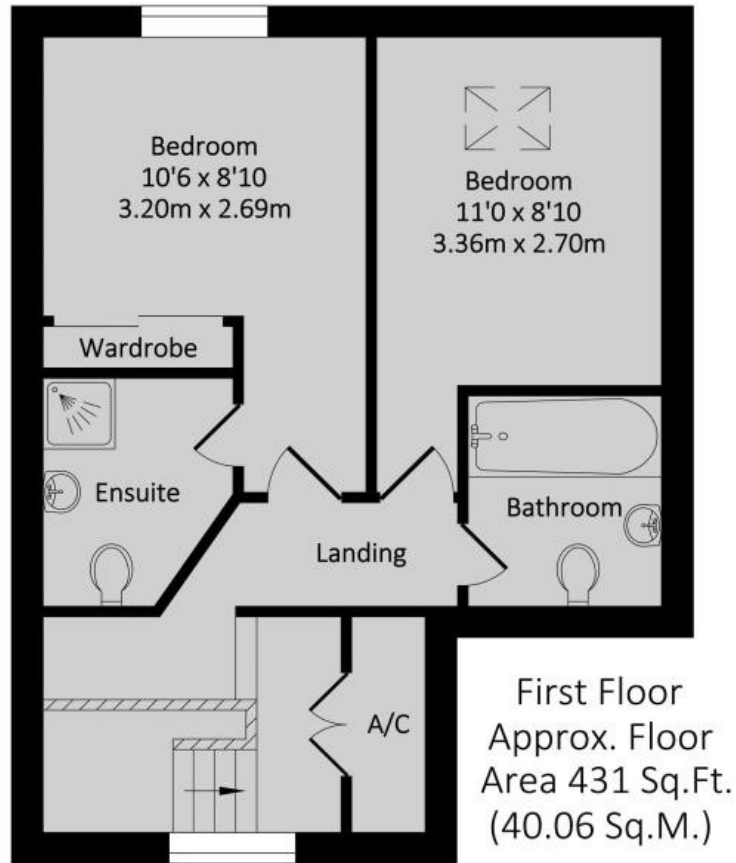
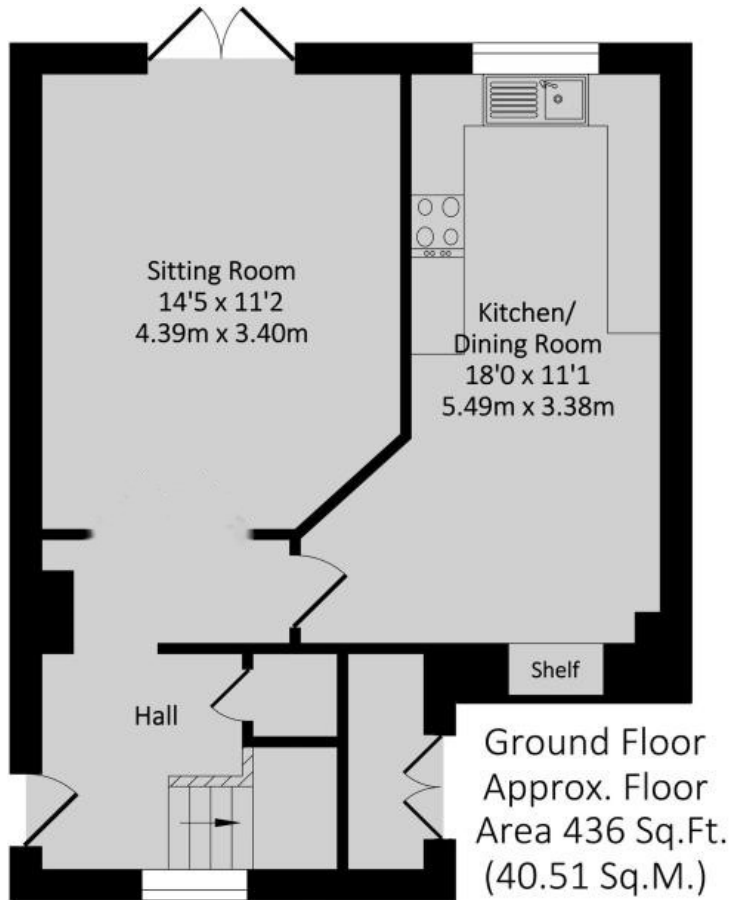
Tenure

A freehold property.

Agents Note

There is a service charge of £15.00 per month which goes towards the upkeep of the communal garden and roads.





Total Approx. Floor Area 867 Sq.Ft. (80.57 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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