



Schofields Way
Bloxham, Oxon, OX15 4NS



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented and greatly improved four bedroom detached house with spacious accommodation and a large rear garden located on the edge of this sought after development and backing onto woodland and open countryside.

The Property

13 Schofields Way, Bloxham is a superb four bedroom detached family house which is pleasantly located on the edge of this highly regarded development and close to the village Park. This beautifully presented property has been greatly improved within recent years and has spacious accommodation which is ideal for modern family living. On the ground floor there is a porch and entrance hallway, a large open plan sitting/dining room, a modern kitchen/breakfast room, a family room, a conservatory and a shower room which has recently been re-fitted to a high standard. On the first floor there is a large central landing, four double bedrooms and a modern family bathroom. Planning permission has been granted for a single storey extension to the rear and side of the property to create a large open plan kitchen/dining/ family room and separate utility. To the front of the property there is a driveway which provides off road parking and to the side there is a single garage. To the rear there is a large garden which is beautifully landscaped and has lovely views of the surrounding countryside.

Entrance Porch

Main door to front, space for coats storage and a door to the hallway.

Hallway

A central hallway with wood effect flooring, a modernised staircase with Oak banisters and doors to all ground floor accommodation.

Family Room

An additional reception space and ideal family room or home office with a window to the front.

Sitting/Dining Room

A large open room with a window to the front and double doors to the conservatory. The sitting area is located to the front and has an open fireplace and modern wood effect LVT flooring. The dining area adjoins the conservatory and has wood parquet flooring.

Kitchen/Breakfast Room

The kitchen is fitted with a range of modern high level cabinets and base units and draws with work surfaces over. There is space for a cooker with an instruction book over space for a fridge freezer, washing machine and an integrated dishwasher. There is space for a table and chairs a window to the rear and the door to the side.

Conservatory

A large conservatory with an insulated roof, double doors backing on to the rear garden and space for a range of furniture.

Shower Room

Recently re-fitted to a high standard with a smart contemporary suite comprising a double shower cubicle, a wash hand basin with vanity unit, and a WC. Heated towel rail and window to the side.

First Floor Landing

A light and airy landing with a hatch to the loft space, re-furbished banister and balustrades and doors to all first floor accommodation.

Master Bedroom

A large double bedroom with a window to the front.

Bedroom Two

A double bedroom with a window to the rear and a single wardrobe.

Bedroom Three

A double room with a window to the front.



Bedroom Four

A double room with a window to the rear.

Family Bathroom

A contemporary room, beautifully re-fitted to a high standard with a modern suite comprising a shower bath with rainfall shower over, a wash hand basin and W.C. Wood effect tile flooring, heated towel rail, underfloor heating, fitted medicine cabinet, window to the front.

Outside

To the front of the property there is a driveway which provides off road car parking and there is a single garage to the side. To the rear of the property there is a large landscaped garden which is predominantly laid to lawn with a paved patio adjoining the house, well stocked flower and plant borders and a variety of established trees and there is a further patio at the foot of the garden. The garden backs on to woodland and open countryside and has beautiful far reaching views. There is also a useful covered area behind the garage.

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.

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 past the Warriner school and then turn left into Chipperfield Park Road. Follow this road around to the right and then bear left into Lawrence Leas then turn left at the T-junction. Turn left into Schofields Way where the property will be found on your right.

Services

All mains services connected.

Local Authority.

Cherwell District Council. Tax band E.

Viewings

Strictly by prior arrangement with Round & Jackson.

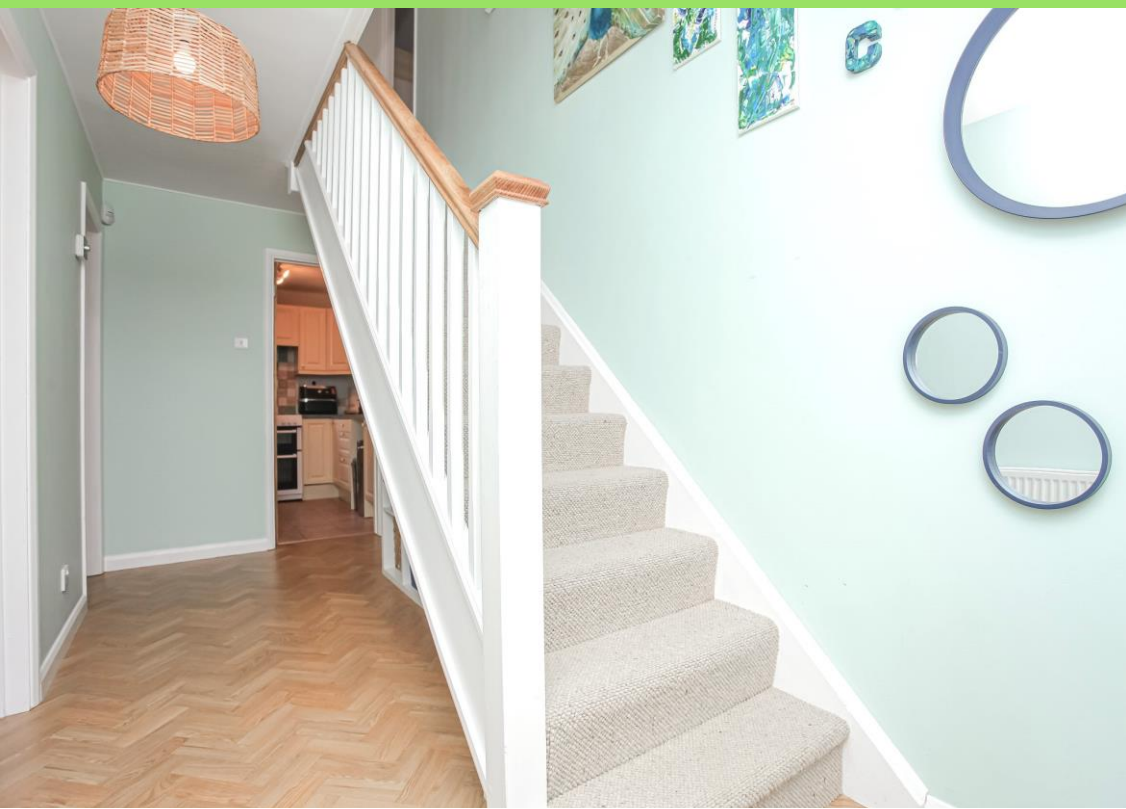
Tenure

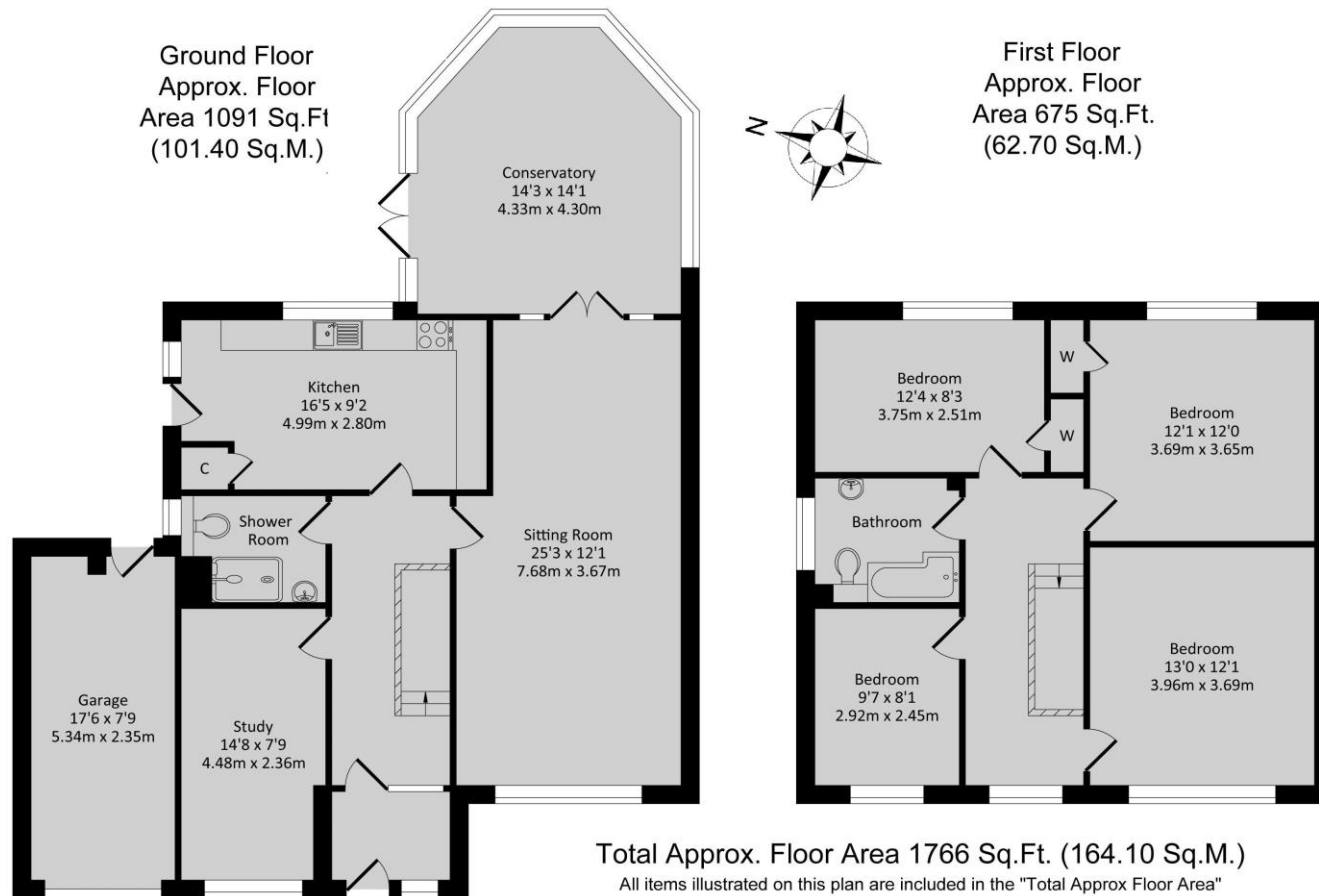
A freehold property

Agents Note

More information regarding the planning permission is available upon request or can be viewed on-line - <https://planningregister.cherwell.gov.uk/Planning/Display/22/00430/CLUP#undefined>

Asking Price £539,000





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have 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.



ROUND & JACKSON
ESTATE AGENTS