



Cumberford Close  
Bloxham



ROUND & JACKSON  
ESTATE AGENTS



# 24 Cumberford Close

Bloxham, Banbury, Oxon, OX15 4HN

£290,000

An immaculately presented and extended two bedroom home with off road car parking and a private rear garden located within this well served and sought after village. Available for sale with no onward chain.

## The Property

24 Cumberford Close, Bloxham is a beautifully presented and extended two bedroom, end terrace house which is conveniently located within this well served and sought after village. The property is available with no onward chain to aid a smooth completion. The accommodation is well thought out and at the ground floor level there is an entrance hallway, sitting room, a kitchen with an extended dining/family area. On the first floor there are two double bedrooms and modern family bathroom. Outside there is a front garden area with an established hedge to provide privacy and a pathway leading to the front door and side access to the rear garden. At the rear there is an enclosed garden which is laid to lawn with established plant borders and a patio seating area adjoining the house with a useful brick shed. There is a car port to the front of the property which provides off road car parking for one vehicles and one parking space directly in front.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hall

Stairs rising to the first floor and door to the sitting room.

## Sitting Room

A spacious and light reception room with a central gas fireplace, a useful understairs storage cupboard, door to the kitchen/diner and a window to the front aspect.

## Kitchen/Diner

A superb open plan kitchen entertainment space. The kitchen is fitted with a range of modern eye level cabinets and base units and drawers with work surfaces over, inset sink and drainer, integrated dishwasher, double oven, induction hob with an extractor fan over, space and plumbing for a washing machine, free standing fridge/freezer and a wall mounted, heated towel rail. The dining/family area forms part of the rear extension which has ample space for dining furniture, two Velux style windows and bi-fold doors leading to the rear garden.

## First Floor Landing

Doors to first floor accommodation, hatch to loft space and a window to the side aspect.

## Bedroom One

A spacious double bedroom with a window to the rear aspect and useful fitted wardrobes.

## Bedroom Two

A double bedroom with two windows to the front aspect and a useful storage cupboard.

## Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, toilet, vanity unit and attractive tiled splashbacks.

### Outside

To the rear of the property there is an enclosed garden which is predominantly laid to lawn, with a useful brick shed, established plant borders and a patio seating area adjoining the house and pathway leading to the front of the property. To the front there is a garden area that is laid to lawn with an established hedge frontage to provide a good level of privacy and a paved pathway leading to the front door. There is also a useful car port providing off road car parking for one vehicles with another parking space directly in front.

### Directions

From Banbury proceed in a south westerly direction toward Chipping Norton (A361). Travel into the village and opposite Bloxham School turn right into Courtington Lane. Continue to the end of the road and at the T-junction turn left into Tadmarton Road and after a short distance turn right into Cumberford Close and follow the road round as it bares to the left. Number 24 will be found on the right and the end of the terrace on the left hand side.

### 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.

### Services

All mains services connected. The gas fired boiler is in the attic.

### Local Authority.

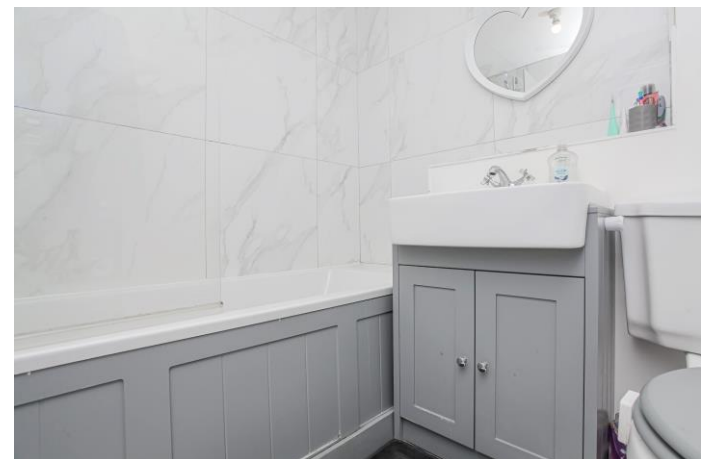
Cherwell District Council. Council tax band B.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

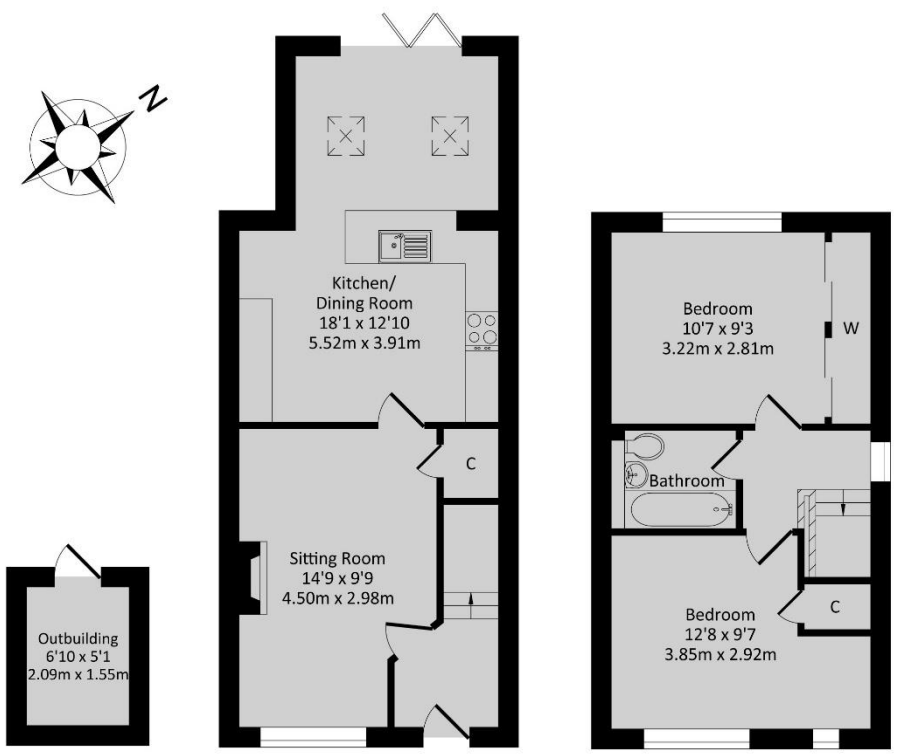
A Freehold Property



Outbuilding  
Approx. Floor  
Area 34 Sq.Ft.  
(3.20 Sq.M.)

Ground Floor  
Approx. Floor  
Area 401 Sq.Ft.  
(37.30 Sq.M.)

First Floor  
Approx. Floor  
Area 315 Sq.Ft.  
(29.30 Sq.M.)



Total Approx. Floor Area 751 Sq.Ft. (69.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 and 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 guarantees as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: office@roundandjackson.co.uk  
www.roundandjackson.co.uk



ROUND & JACKSON  
ESTATE AGENTS

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.