



Robins Close  
Barford St. Michael



ROUND & JACKSON  
ESTATE AGENTS





# 18 Robins Close

Barford St. Michael, OX15 0RP

£259,000

A good size two bedroom home with a very private garden, a garage and the property is located in a very quiet cul-de-sac in the popular village of Barford St. Michael.

## The Property

18 Robins Close, Barford St. Michael is a good size and well presented modern two bedroom home. The property has a nice size garden and also benefits from having a garage within a block which is located to the side of the property. Barford St. Michael is a popular village and is just a short distance away from Deddington and Bloxham. Robins Close is a quiet and very popular cul-de-sac with a small number of well-kept properties. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, kitchen and a large sitting room. On the first floor there is a landing, large main bedroom, further single bedroom and a family bathroom. Outside there is a good size private garden to the rear and a covered patio area adjoining the house. The property has a single garage within a block of four which is next to the terrace. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Porch

A good size porch offering space for shoes and coats. Tiled flooring and open-plan into the kitchen.

## Kitchen

Fitted with a range of oak coloured, shaker style cabinets with worktops over and tiled splash backs. There is an inset one and a half bowl sink with drainer and a window offering a pleasant outlook to the front. There is an integrated dishwasher, space and plumbing for a washing machine and space for a fridge freezer. There is an integrated electric oven, a four ring electric hob and there is also an extractor hood fitted. The kitchen has tiled flooring throughout and there is a door leading into the sitting room and a built-in shelved storage cupboard.

## Sitting Room

A spacious sitting room with wood effect laminate flooring throughout and French doors leading into the pleasant garden. There are stairs rising to the first floor and there is a large built-in downstairs cupboard which houses the electric boiler for the radiators/central heating.

## First Floor Landing

Doors to all the first floor rooms and a loft hatch to the roof space. The loft is partly boarded with a light fitted.

## Bedroom One

A very large double bedroom with two windows to the rear aspect. There is plenty of space for furniture and a recessed area which could be reconfigured into a built-in wardrobe.

## Bedroom Two

A good size single bedroom with a window to the front aspect with a built-in wardrobe and further built-in cupboards.

## Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower, a toilet and wash basin. There is a window to the front aspect, a heated towel rail and tiled splash backs and tiled flooring.

## Outside

To the rear of the property there is a good size and very private lawned garden. with gated access at the foot of the garden. There is a covered paved patio adjoining the property with steps leading onto the lawn. To the front of the property there is a lawned area with a planted border and a pathway leading to the front door.





### Garage

To the left hand side of the property as you face the front there is a block of four garages. The garage for the property is the second one in from the right.

### Directions

From Banbury proceed in a Southwesterly direction toward Chipping Norton (A361). Travel through the village of Bloxham and having passed the church bear left at the mini roundabout where signposted to The Barfords. Continue for approximately 1.5 miles travelling through Barford St. John and onward to Barford St. Michael. Continue through the narrow section known as The Rock and after approximately 200 yards turn right into Townsend. Continue along the road and bear right. Robins Close will then be found on your right hand side and the property will be found on the right hand side after a short distance.

### Situation

BARFORD ST. MICHAEL is a pleasant, sought after and relatively small village lying between the larger villages of Bloxham and Deddington. Within the village there is a public house, Village hall with groups for toddlers and the elderly, Post Office/farm shop with a vast range of services and parish church. There is a monthly market selling local produce and gifts. A wider range of facilities can be found in the other aforementioned villages. The property is approximately a 15 minute drive from Soho Farmhouse and more extensive amenities and travel links are available from Banbury which has direct rail link to London Marylebone (55 minutes).

### Services

All mains services connected with the exception of gas. There is an electric boiler beneath the stairs for the radiators /central heating.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

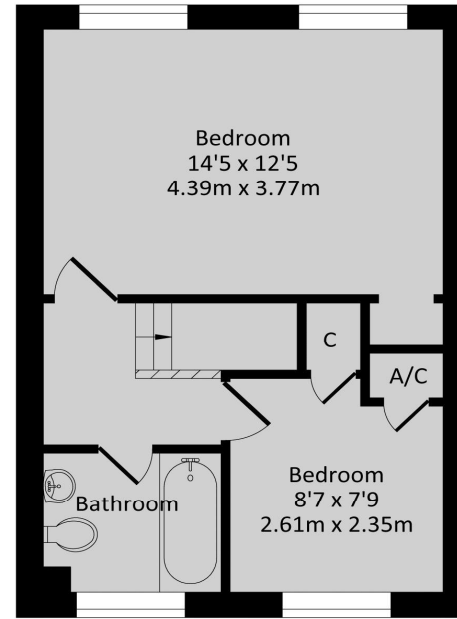
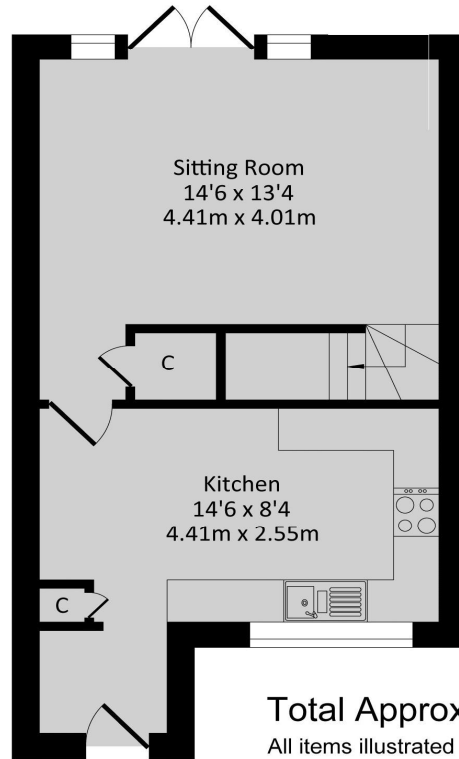
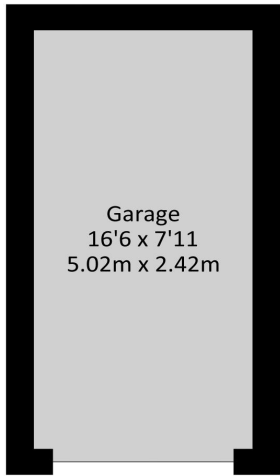
A freehold property.



Garage  
 Approx. Floor Area 130 Sq.Ft.  
 (12.1 Sq.M.)

Ground Floor  
 Approx. Floor Area 339 Sq.Ft.  
 (31.5 Sq.M.)

First Floor  
 Approx. Floor Area 319 Sq.Ft.  
 (29.6 Sq.M.)



**Total Approx. Floor Area 788 Sq.Ft. (73.2 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 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             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 68 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 34 F    |           |
| 1-20  | G             |         |           |

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