



Gascoigne Way  
Bloxham



ROUND & JACKSON  
ESTATE AGENTS





# 43 Gascoigne Way

## Bloxham, Banbury, OX15 4TJ

An updated and beautifully presented three bedroom home with a new kitchen and bathroom, and views across open countryside, located in a quiet close within the popular village of Bloxham.

### The Property

43 Gascoigne Way is a superb three bedroom semi detached house with updated and improved accommodation throughout. The location is particularly special, being within a quiet residential area which backs onto open countryside offering a beautiful outlook. The current owners have reconfigured and re-fitted the kitchen to make a superb open plan room. The garage has been partially converted to provide an office/utility room which has improved the ground floor accommodation. The property also comprises an entrance hall, downstairs cloakroom, three bedrooms and re-fitted bathroom. There is a rear garden adjoining the fields, a front driveway and former garage store area. The property benefits from gas central heating and double glazing.

### Entrance hall

Stairs to first floor, window to side, doors to;

### Cloakroom

Fitted with a WC and hand basin, window to front.

### Sitting room

A spacious reception room with a window to the front, understairs storage cupboard, door to;

### Kitchen/Dining room

A superb open plan room with a recently remodelled kitchen with lots of natural light from the window and patio doors overlooking the garden and fields beyond. The kitchen is fitted with stylish grey cabinets with oak work surfaces, inset one and half bowl sink and tiled splashbacks, induction hob with extractor unit

over, built in double oven and fridge, space for dishwasher, wall mounted boiler, high quality oak laminate throughout, space for dining furniture, recessed lighting, door to;

### Utility room/Office

Fitted with a sink and drainer unit and space for a washing machine and tumble drier. Given the generous square footage, this room is well suited for dual purpose with space for office furniture. Window and door to rear. Recessed lighting.

### Landing

Hatch to loft space, airing cupboard, doors to;

### Bathroom

Re-fitted with a modern white suite comprising a bath with a rain fall shower and riser over, WC, hand basin set in a vanity unit, tiled walls and floor, recessed lighting, window to rear.

### Bedroom one

A spacious double bedroom with window to front and a built in double wardrobe.

### Bedroom two

A smaller double bedroom with a window to the rear and built in wardrobe.

### Bedroom three

A single bedroom with a window to the front and built in cupboard.

### Rear garden

Mostly laid to lawn with a patio across the rear of the house and a beautiful oak tree providing dappled shade. The garden overlooks and neighbours quiet open farmland.



### Garage store

The former garage has an an up an over door and provides useful storage space, power connected.

### Driveway

A block paved driveway with a small front garden area.

### 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. Travel through the village and turn left at the mini roundabout onto the Barford Road. Continue along this road for approximately 500 metres and take the third turning on the right into Gascoigne Way. Continue and bear left following the numbering system where the property will be seen on your right.

### Situation

Bloxham is located south west of Banbury on the A361 Chipping Norton Road. Within the village there is a range of amenities including a post office, local shops, hairdresser, petrol station, choice of public houses and doctors surgery. Schooling within the village includes primary, secondary and also Bloxham public school. There is a fine church dating principally from the 14th Century and some of the sporting facilities at Bloxham School are available to residents of the village during off peak periods and holidays. Bloxham is approx. 3 miles from Banbury mainline train station with an excellent service to London Marylebone. There is also easy access to junction 11 of the M40 motorway.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Viewings

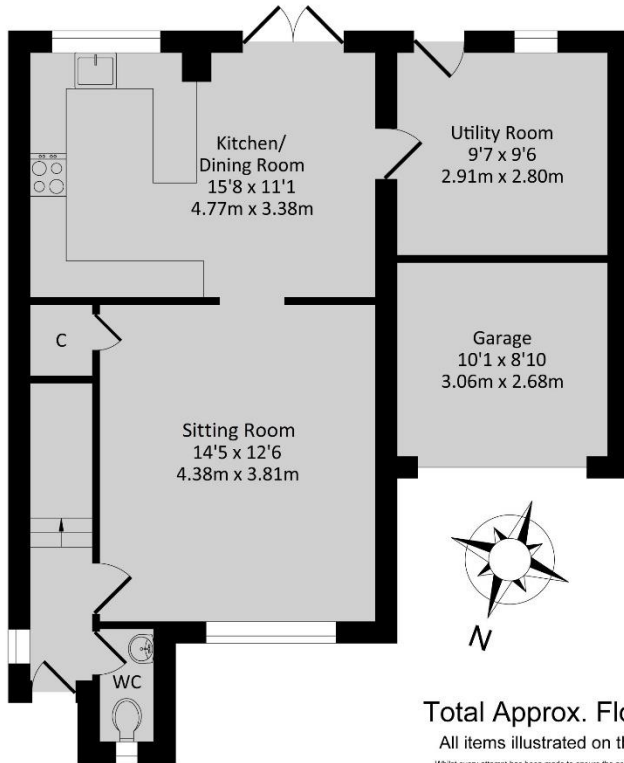
Strictly by prior arrangement with Round & Jackson.

### Tenure

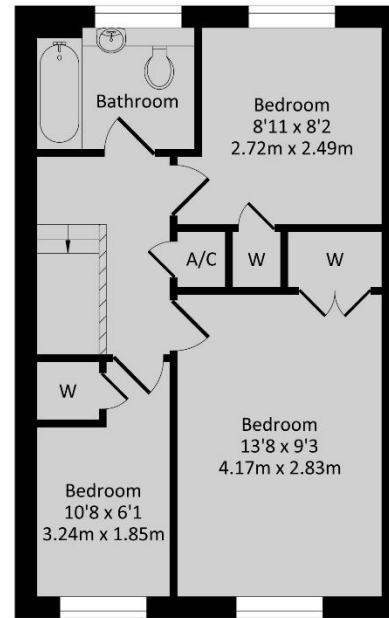
A freehold property



Ground Floor  
Approx. Floor  
Area 618 Sq.Ft.  
(57.40 Sq.M.)



First Floor  
Approx. Floor  
Area 404 Sq.Ft.  
(37.50 Sq.M.)



Total Approx. Floor Area 1022 Sq.Ft. (94.90 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		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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