

Quarry Close
Bloxham





14 Quarry Close

Banbury, OX15 4HA

£220,000

A superb and greatly updated one-bedroom starter home with a new air source heat pump and heating system, solar panels and battery storage making this a very energy efficient home to run.

The Property

14 Quarry Close, Bloxham is a significantly updated, one-bedroom starter home with parking for up to three vehicles and there is a pleasant rear garden. The property is located within a quiet cul-de-sac in the popular and well-served village of Bloxham. The current owner has fitted a new air source heat pump heating system throughout, with the added bonus of solar panels and battery storage, making this a very economical home to run. There has also been a newly installed bathroom, new first floor windows and internal doors, and replaced fencing in the garden. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, an open-plan sitting room and kitchen and there are French doors leading into the garden. On the first floor there is a landing, a large double bedroom and a re-fitted shower room with W.C. Outside there is a private lawned garden and driveway parking for up to three vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

Fitted laminate flooring with a door leading into the sitting room. Plenty of space for coat and shoe storage.

Sitting Room and Kitchen Area

A good size, bright and airy open-plan space. The sitting room has space for furniture and there are French doors leading into the rear garden. The kitchen is fitted with a range of beech coloured cabinets with worktops over and tiled splash backs. There is space and plumbing for a washing machine, space for a fridge-freezer and space for a cooker. There is a sink with drainer and a window overlooking the rear garden. The kitchen and sitting room has laminate flooring throughout and there are stairs leading to the first floor.

First Floor Landing

Replaced oak doors leading into the bedroom and shower room and there is a large built-in storage cupboard housing the hot water system and providing more storage options. Loft hatch to the roof space which houses the battery and provides storage options.

Main Bedroom

A good size double bedroom with a built-in wardrobe and a recently replaced window overlooking the rear garden. Plenty of space for furniture.

Shower Room and W.C

Re-fitted around 18 months ago with a quality white suite comprising a corner shower with Triton electric shower over, a toilet and wash basin with vanity storage beneath. There is attractive tiling to the splash backs, a heated towel rail and there is a demister mirror fitted with light. Recently replaced window to the rear aspect.

Outside

To the rear of the property there is a pleasant and very private lawned garden with replaced fencing. There is a paved patio adjoining the house and gated access at the foot of the garden. There is a pretty rockery area with established plants and there is a wooden shed which will remain as part of the sale. To the front there is a paved area and pathway leading to the front door.

Driveway

At the bottom of the garden there is a driveway for the property which provides parking for up to three vehicles. The parking area is directly next to the garden fence.

Directions

From Banbury proceed via the main Bloxham Road (A361) and continue until Bloxham is reached. Travel through to the far end of the village bearing right over the mini roundabout and take the right hand turn into Cumberland Hill. Pass the turning for Brookside Way and then take the next left turning into Cumberland Close and then turn right into Quarry Close. The property will be found on your 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. Soho Farmhouse is a private members club which is located 9 miles away.

Services

All mains services connected with the exception of gas.

Local Authority

Cherwell District Council. Tax band A.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

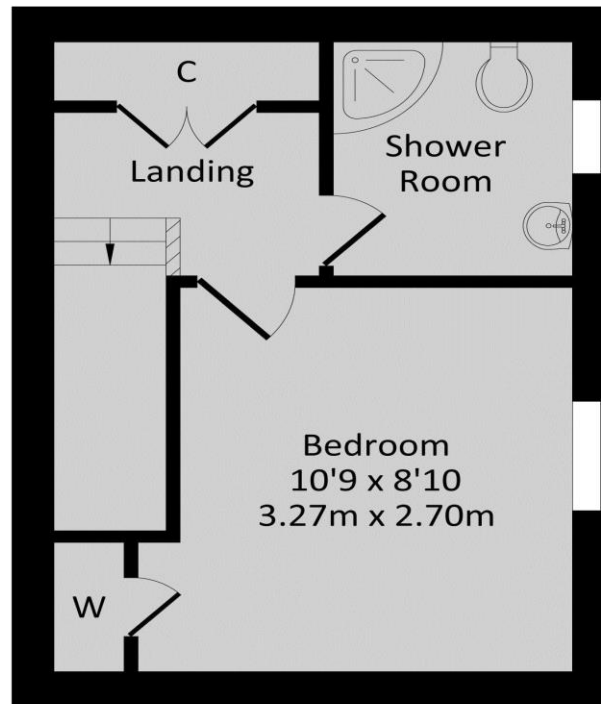
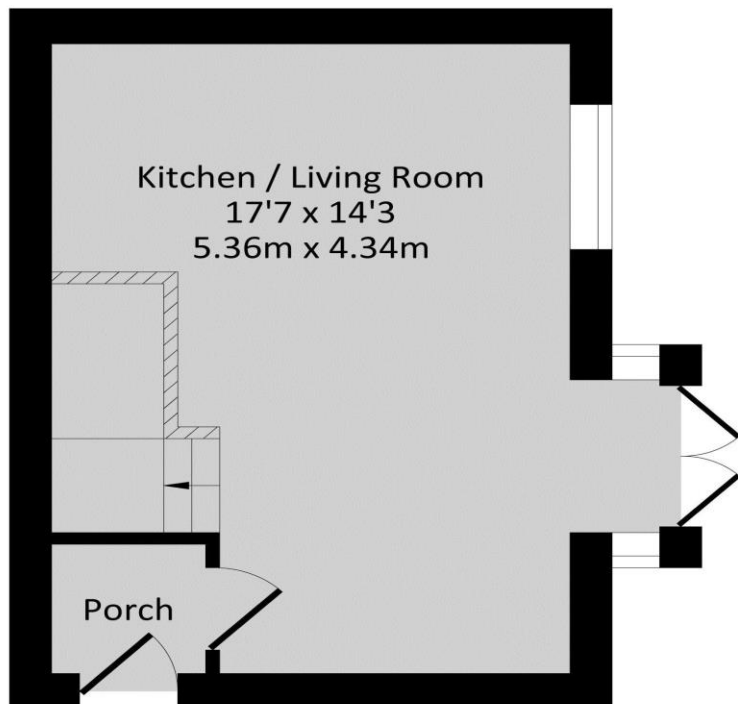
Tenure

A freehold property.



Ground Floor
Approx. Floor
Area 223 Sq.Ft.
(20.70 Sq.M.)

First Floor
Approx. Floor
Area 213 Sq.Ft.
(19.80 Sq.M.)



Total Approx. Floor Area 436 Sq.Ft. (40.50 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	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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