



5 Collins Drive

Bloxham, Oxon, OX15 4FR



ROUND & JACKSON  
ESTATE AGENTS









A beautifully presented three-bedroom terraced house with spacious accommodation and a single garage pleasantly located in a tucked away position on this popular residential development on the edge of Bloxham. Available for sale with no onward chain.

#### The property

Bramble Cottage, Bloxham is a spacious modern house which is pleasantly located in a tucked away position within a small development on the edge of this well served and sought after village. The property is offered for sale with no onward chain to aid a smooth completion and has well laid out accommodation arranged over two floors. On the ground floor there is an entrance hallway, cloakroom/W.C., kitchen/breakfast room and dual aspect sitting room. On the first floor there are three bedrooms with an en-suite shower room to the master bedroom and a family bathroom. To the rear of the property there is private garden with gated access that leads to the single garage and parking. To the front of the property there is a well-stocked front garden area front a large green.

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

#### Entrance Hallway

A spacious central hallway with tiled flooring, stairs rising to the first floor and doors to all ground floor accommodation.

#### Cloakroom/W.C.

Fitted with a W.C. and wash hand basin with tiled flooring and splash backs.

#### Kitchen/Diner

Fitted with a range of eye level cabinets with base units and drawers with work surfaces over and tiled flooring and splash backs. There is an integrated fridge/freezer, washing machine, dishwasher, single oven which has a four ring electric hob above with an extractor hood over. There is a one and a half bowl sink and draining board and dual aspect windows to the front and rear.

#### Sitting Room

A large reception room with a window to the front and double doors leading to the rear garden.

#### First Floor Landing

Doors to all first floor accommodation, hatch to loft space and an airing cupboard which houses the hot water cylinder.

#### Master Bedroom

A double bedroom with a double built in wardrobe, a window to the rear aspect and door to the en-suite.

#### En-Suite

Fitted with a modern suite comprising a double shower cubicle, W.C. and wash hand basin with a window to the front aspect.

#### Bedroom Two

A small double bedroom with a window to the rear aspect.

#### Bedroom Three

A single bedroom with a window to the front aspect.

#### Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a mixer shower over, W.C., wash hand basin, tiled splash backs and a window to the front aspect.

#### Garage

The single garage is located to the rear beneath the coachhouse apartment and is the second nearest the house with parking space in front with a number five on the door.





### Outside

The particular feature with this property is having beautiful gardens to the front and rear. To the front, there is a small garden area which extends to the hedge row and has shrubs, plants and hedges and a paved pathway leading to the front door. The property is fronted by a large shared green with hedges to provide a good level of privacy from the road. To the rear of the house there is an enclosed, pleasant garden which is predominantly laid to lawn with many hedges, shrubs and plants which also provides a good level of privacy. There is gated access to take you to the off-road parking and garage. There is further shared/visitor parking available within the parking area to the right of the terrace.

### 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 through the village and past the shops and then bear left at the mini roundabout onto the Barford Road then take the first left onto the Milton Road. Take the second left into Collins Drive and the property will be found in a tucked away position to the green on the left hand side.

### Services

All mains services connected.

### Local Authority.

Cherwell District Council. Tax band E

### Viewings

Strictly by prior arrangement with Round & Jackson.

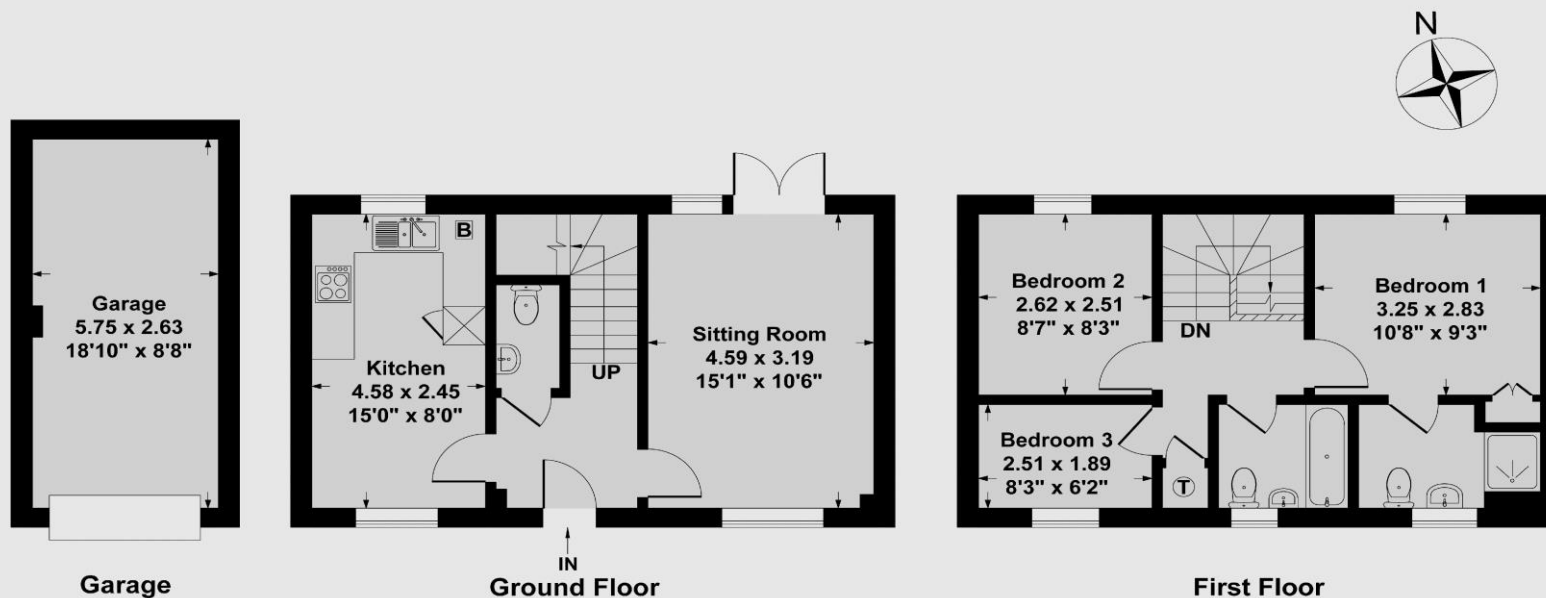
### Tenure

A freehold property.

**Asking Price £345,000**







Ground Floor Approx Area = 36.36 sq m / 391 sq ft  
First Floor Approx Area = 36.36 sq m / 391 sq ft  
Garage Approx Area = 15.12 sq m / 163 sq ft  
Total Area = 87.84 sq m / 945 sq ft

Measurements are approximate, not to scale,  
illustration is for identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	91 B
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.

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