



22 Havill Crescent, Bloxham
Banbury, Oxon, OX15 4TU



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented four bedroom detached house with a garage and a large rear garden located on the edge of Bloxham.

The property

A modern detached family house fronting a large communal green within this popular new development on the edge of Bloxham. The property is beautifully presented and has a well planned layout ideal for modern family living. On the ground floor there is a central hall, a cloakroom, a dual aspect sitting room with double doors to the garden and a large kitchen/dining room with adjoining utility. On the first floor there is a central landing, a master bedroom with en-suite shower room, three further bedrooms and a modern family bathroom. There is a tandem driveway to the side and a single garage. To the rear there a large garden which is pleasantly landscaped.

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

Hallway

A central hall with stairs to the first floor, a storage cupboard and doors to all ground floor accommodation.

Cloakroom

Wash hand basin and low-level WC.

Sitting Room

A large dual aspect reception room with ample space for lounge and dining furniture. Double doors to rear garden.

Kitchen/Dining Room

Fitted modern kitchen with ample space for dining furniture. Modern wall and base units, work surfaces and inset sink and drainer, four ring hob with extractor over. Double oven, fridge-freezer and dishwasher.

Utility Room

Space for washing machine and tumble dryer, sink and drainer, wall mounted gas boiler, door to garden.

First Floor Landing

Hatch to loft space, storage cupboard, doors to all first floor accommodation.

Master Bedroom

A double room with ample space for wardrobes and a modern en-suite shower room.

Bedroom Two

A double room with a window to the front.

Bedroom Three

A double room with a window to the front.

Bedroom Four

A good sized single room with a window to the rear.

Family Bathroom

Fitted with a modern suite. Panelled bath with shower over, low level WC, wash hand basin.

Outside

To the side of the property there is a tandem driveway which provides off road parking and gives access to the single garage. The rear garden is beautifully landscaped and predominantly laid to lawn with, well stocked borders, a paved patio adjoining the house and a decked seating area behind the garage.



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. Travel through the village and past the parade of shops and then bear left at the mini roundabout onto the Barford Road. Take the first left hand turn into the Milton Road and then your second right into Dickenson Road and then your second left into Havill Crescent. The property will be found on your left hand side after a short distance. 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 past the parade of shops and then bear left at the mini roundabout onto the Barford Road. Take the first left hand turn into the Milton Road, then your second right into Dickenson Road and then your second left into Havill Crescent. Follow the road around to the right where the property will be found on your right at the end of the road.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

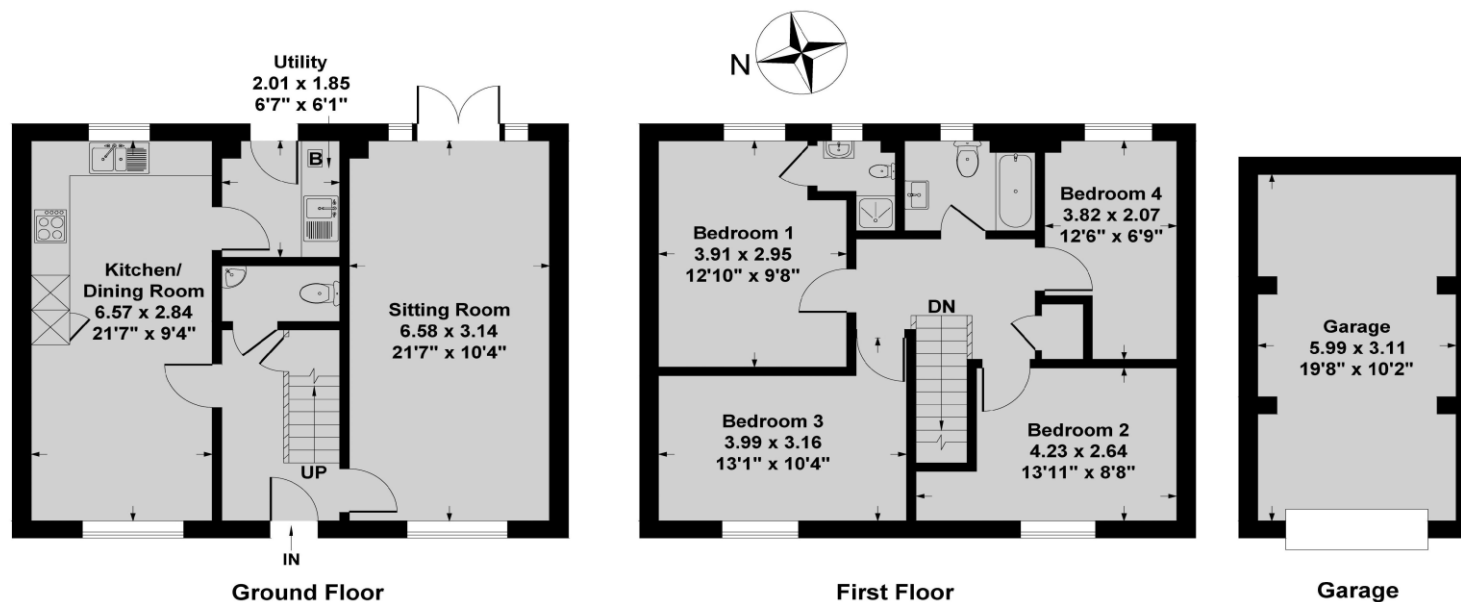
A freehold property.

Agents Note.

There is an annual charge of £???? for the upkeep of the development.

Asking Price £440,000

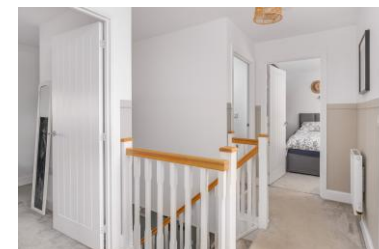




Ground Floor Approx Area = 53.41 sq m / 575 sq ft
 First Floor Approx Area = 53.41 sq m / 575 sq ft
 Garage Approx Area = 18.62 sq m / 200 sq ft
Total Area = 125.44 sq m / 1350 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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