



15 Ayres Drive  
Bloxham



ROUND & JACKSON  
ESTATE AGENTS



# 15 Ayres Drive, Bloxham

Banbury, Oxon, OX15 4FT

£292,000

A beautifully presented modern three bedroom semi detached house with extended and spacious accommodation located on this popular residential development on the edge of Bloxham.

## The Property

15 Ayres Drive, Bloxham is a spacious modern home which is pleasantly located within a small select development on the edge of this well served and sought after village. The property is offered for sale in excellent decorative order throughout and with no onward chain. On the ground floor there is an entrance hallway with stairs to the first floor, a cloakroom, a sitting room with double doors that open on to a large conservatory/reception room and a kitchen/dining room. On the first floor there is a landing, three double bedrooms and two modern bathrooms. Outside there is a lawned garden to the front and at the rear there is a small private garden. There is also a garage and parking space located to the rear.

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

## Entrance Hallway

A spacious hallway with stairs to the first floor and doors to the cloakroom, sitting room and kitchen/dining room.

## Cloakroom/W.C.

Fitted wash hand basin and W.C.

## Sitting Room

A pleasant room with double doors onto the conservatory.

## Kitchen/Dining Room

A superb open plan room with a window to the front and rear and a door to the conservatory. The kitchen area is fitted with modern eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. There is a four ring hob with an extraction hood over and an oven beneath, a built in breakfast bar and space for a fridge/freezer, a washing machine and dishwasher. Within the dining area there is ample space for a table and chairs and a sofa.

## First Floor Landing

Window to the front, hatch to the roof space, airing cupboard and doors to all first floor accommodation.

## Bedroom One

A large double bedroom with ample space for furniture and an en-suite shower room.

## Bedroom Two

A double room with a window to the rear.

## Bedroom Three

A double room with a window to the rear.

## Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, a W.C. and wash hand basin. Attractive modern tiling and flooring.

## Conservatory

A superb large conservatory added within recent years with travertine tiled flooring, fitted window blinds and a door to the garden.



### Outside

To the front of the property there is a lawned garden with flower and plant borders and a path to the front door. At the rear there is landscaped courtyard garden which is paved with raised flower beds and a gate to the parking area and garage. The garage is located to the rear beneath the coachhouse apartment and is the one nearest the house with parking space in front.

### 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. Continue for a short distance and then turn left into Ayres Drive and then bear right where the property will be seen after a short distance.

### Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, a hair salon, a beauty salon, bus service, doctor's surgery and golf driving range.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Viewings

Strictly by prior arrangement with Round & Jackson.



