



Presenting a three bedroom home in Bloxham



Cherry Lets



Well presented, three bedroom house in the village of Bloxham. The property features a good sized modern fitted Kitchen with all appliances; separate utility room with space and plumbing for a washing machine. Dual aspect Sitting room and separate Dining Room, each with French doors to the lovely patio and gardens. Downstairs is also the cloakroom.

Upstairs there are 3 good sized bedrooms (two with fitted wardrobes) and the luxurious en suite and family bathroom. Outside is the fully enclosed garden with lawn and patio areas along with the gated Carport with parking for two cars.

There are the added benefits of double glazing and gas central heating and the property enjoys an excellent EPC Rating of C.

Light, open space



Dining Room (3.30M X 3.08M)
(10'10 X 10'1), carpeted. French
doors to the garden. Door to
Kitchen.



Sitting Room (5.17M X 3.31M)
(17'0 X 10'10), carpeted. French
doors to the garden and window
to the front.

Kitchen

Kitchen (3.07M X 2.62M) (10'1 X 8'7), tiled flooring. Window to the front. Light Wood fully fitted kitchen with good range of base and eye level units with granite effect work tops and complimentary tiled splashbacks. Built in Stainless Double Electric Oven and Gas Hob with Chimney Style Hood over. Integrated fridge freezer and dishwasher.

Door to Dining Room and door to:

Utility Room (1.77M X 1.55M) (5'10 X 5'1), tiled flooring. Door to the side and the carport. Light Wood fitted kitchen units with granite effect work top and complimentary tiled splashback. Space and plumbing for washing machine or washer dryer.



Bathrooms

Bathroom, tiled flooring and window to the garden. White suite comprising bath with shower and glazed screen; toilet and wash basin with mirror cabinet over. With tiled splashbacks.



En Suite, tiled flooring and window. White suite comprising tiled shower enclosure, toilet and wash basin with mirror and shelf over.



Bedrooms

Stairs to Landing, carpeted. Airing Cupboard.
Doors to:

Bedroom (3.85M X 3.56M) (12'8 x 11'8), carpeted.
Window to the front. Built in wardrobes.

Bedroom (3.44M X 3.04M) (11'4 x 10'0), carpeted.
Window to the front and to the garden. Built in
wardrobes. Door to en suite.

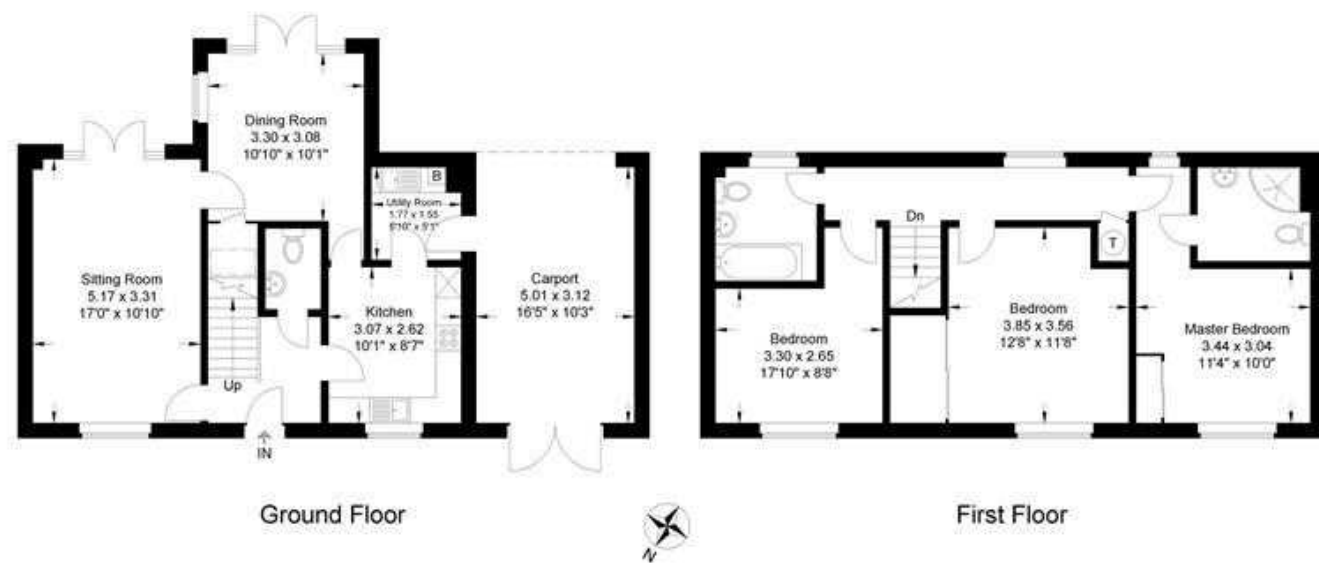
Bedroom (3.30M X 2.65M) (10'10 X 8'8), carpeted.
Window to the front.



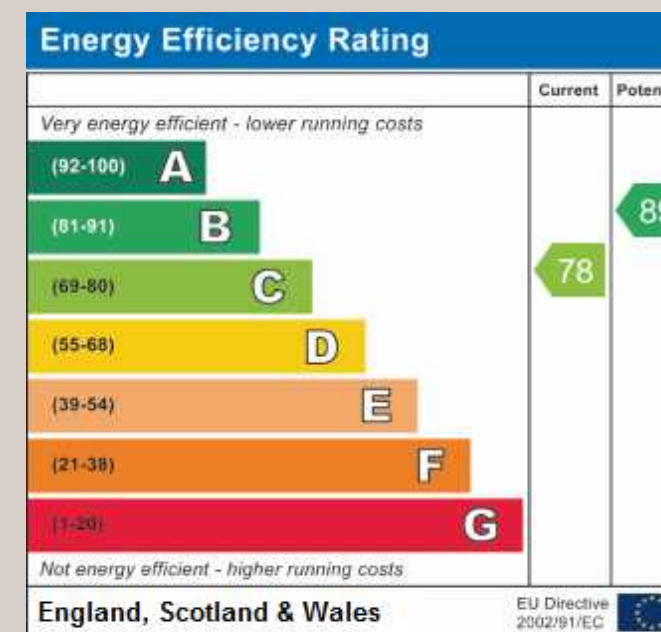
Outside

Back Garden fully enclosed with borders, patio area and lawn with shed and gate to the Carport.

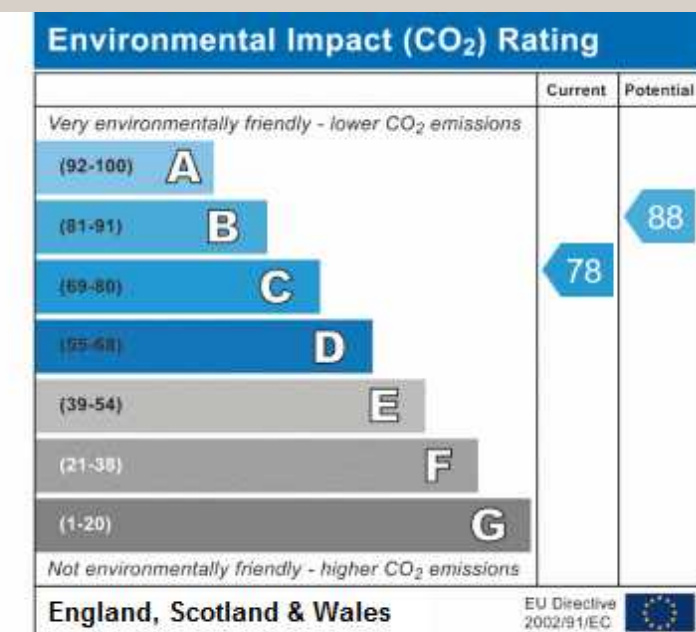




Approximate Gross Internal Area= 109.32 sq m / 1176.71 sq ft
Carport= 15.72 sq m / 169.20 sq ft
Total= 125.04 sq m / 1345.91 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Address:
OX15 4FP



At your Doorstep...

Bloxham is a beautiful North Oxfordshire Village on the edge of the Cotswolds. The village has a thriving community and excellent facilities including shops, Doctors Surgery, Dentist, Post Office, Primary School and for secondary education The Warriner School and Bloxham School. There are several public houses, with several serving food. The village has many clubs and societies along with good sporting facilities.

Bloxham has good transport links with its close proximity to Banbury (approx. 3.5miles) for the mainline train station - residents can travel to London Marylebone (1 hour approx.), Birmingham (50 mins approx.) and Oxford (20 minutes approx.). Bloxham is also close to the MM (approx. 5.5 miles) with fast road links to Oxford, Birmingham and London. Regular weekday bus services link the village to the nearby town of Banbury which in turn provide good connections to further-flung towns and cities such as Bicester, Northampton and Milton Keynes.



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