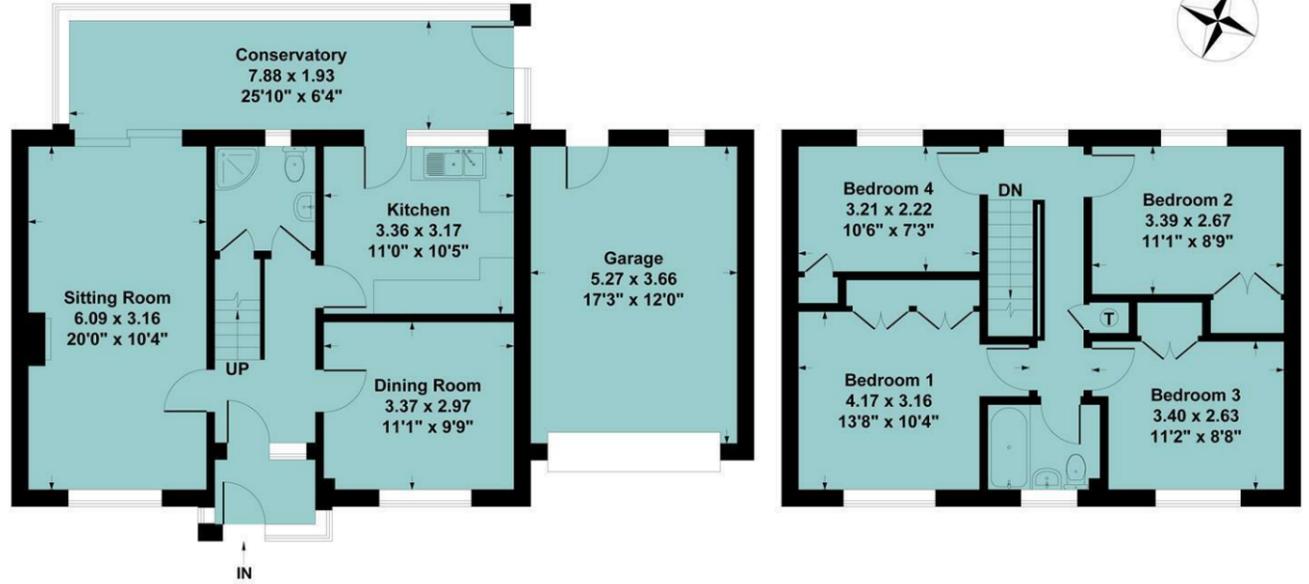


**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



**Ground Floor Approx Area = 71.10 sq m / 765 sq ft**  
**First Floor Approx Area = 52.43 sq m / 564 sq ft**  
**Garage Approx Area = 19.29 sq m / 208 sq ft**  
**Total Area = 142.82 sq m / 1537 sq ft**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



42 Gascoigne Way  
 Bloxham



# 42 Gascoigne Way, Bloxham, Oxfordshire, OX15 4TL

## Approximate distances

Banbury 4 miles  
Chipping Norton 10 miles  
Junction 11 (M40 motorway) 6 miles  
Oxford 23 miles  
Banbury railway station 5 miles  
Junction 11 (M40 motorway) 6 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

## A WELL PROPORTIONED DETACHED FOUR BEDROOM FAMILY HOUSE LOCATED IN A PLEASANT NO THROUGH ROAD IN THIS HIGHLY DESIRABLE AND EXCEPTIONALLY WELL SERVED VILLAGE

Hall, shower room/WC, sitting room, dining room, conservatory, kitchen, four bedrooms, bathroom, gas ch via rads, predominantly uPVC double glazing, off road parking, garage, modernisation required, no upward chain. Energy rating D.

£435,000 FREEHOLD



## Directions

From Banbury proceed in a south westerly direction toward Chipping Norton (A361). Proceed through the village passing the shops on the right hand side and bear left at the mini roundabout onto the Barford Road. Gascoigne Way will be found as the second turning on the right hand side. Follow the road around the green to the far side following the numbering system into a cul de sac and the property will be found on the right hand side and can be recognised by our "For Sale" board.

## Situation

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

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

\* A brick built modern detached house dating back to the mid 1980's which has only had two owners over that time.

\* Tucked away in a pleasant no through road with far reaching views over fields.

\* Porch, hall and ground floor shower room/WC.

\* Spacious living room with double aspect, sliding patio doors opening to the conservatory, window to front.

\* Separate dining room with window to front.

\* Kitchen with a range of oak effect units, electric cooker point, plumbing for washing machine, space for fridge/freezer, ceramic tiled floor, window to rear and part glazed door to the conservatory.

\* Large conservatory to the rear with uPVC double glazed windows and door to the garden.

\* Four bedrooms, three of which are doubles with built-in wardrobes and a fourth is a large single.

\* Bathroom with a coloured suite and window.

\* Modernisation required throughout.

\* Driveway providing off road parking space for three vehicles beyond which an electric roller door opens to the single garage which has light and power connected, wall mounted gas fired boiler, window to rear and storage space in the roof void.

\* There is a small lawned area to the front with a border. A path leads via a gate to the side to the main area of garden at the rear where there is a patio, lawn and borders, sheds, pathways and covered seating area, personal door to the garage.

## Services

All mains services are connected. The wall mounted Worcester gas fired boiler is located in the garage.

## Local Authority

Cherwell District Council. Council tax band E.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

## Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

