



Larch House
Maltings Court | Bloxham | OX15 4TP

 FINE & COUNTRY

LARCH HOUSE

An extended detached home in sought-after Bloxham, featuring four bedrooms, outstanding open-plan kitchen/dining, spacious reception rooms, home office, parking for three cars and immaculate wraparound gardens.



Accommodation summary

An extended detached home in the sought after village of Bloxham which comprises entrance hall, cloakroom/WC, outstanding kitchen with dining area, utility room, dining room, sitting room, four bedrooms, one with en-suite and family bathroom.

Also benefiting from a double garage which has been part converted to create a wonderful Summer room / home office, off-road parking for three cars and an immaculate wrap around garden, this home must be viewed to be appreciated.

Ground Floor –

Upon entering, the hall has stairs rising to the first floor and access to the cloakroom / WC.

Without doubt, the main selling feature of the home is the outstanding open plan kitchen with dining area.

There are ample work spaces, a central island, integrated Everhot oven system, dishwasher and a window to the side.

There is space for a table to seat ten guests with a window to the side and Bi-fold doors opening out to the garden.

The dining room is currently used as a music room and has a window to the rear, whilst the sitting room is of an excellent size and has an open fire in a feature surround, a window to the side and a patio door to the rear garden.















First Floor –

To the first floor, the landing has loft access above, an airing cupboard and a window to the front.

The feature bedroom has a built in wardrobe cupboard, windows to two elevations and access to the en-suite shower room.

The guest bedroom has a built in wardrobe cupboard and windows to two elevations.

There are two further double bedrooms, and completing the first floor accommodation is the family bathroom.













Outside –

The rear gardens at Larch House are beautifully presented and wrap around the home.

Mainly laid to lawn, there are immaculate hedges and borders, a raised sun terrace, a timber shed, side bin store area and gated access to the driveway which provides off-road parking for three cars.

The double garage has been part converted with storage space to the front and a lovely Summer house/home office to the rear, with loft access above.

To the side of the front door, there is a useful boot room also, ideal for storing coats and wellington boots.

A lovely family home in a small sought after development of just five properties which must be viewed to be appreciated.





LOCATION

Bloxham is situated around three miles South-West of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: Cherwell District Council and Oxfordshire County Council

EPC Rating: D

Property Construction: Standard construction – stone and tile

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Gas fired central heating

Broadband: FTTH/FTTP Ultrafast broadband is available with a download speed of 1,800mbps. We advise you to check with your provider.

Mobile Signal/Coverage: 5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Off road parking available for three cars

Special Note: The property is located within a conservation area. Please contact the Agent for further information.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937633

Website

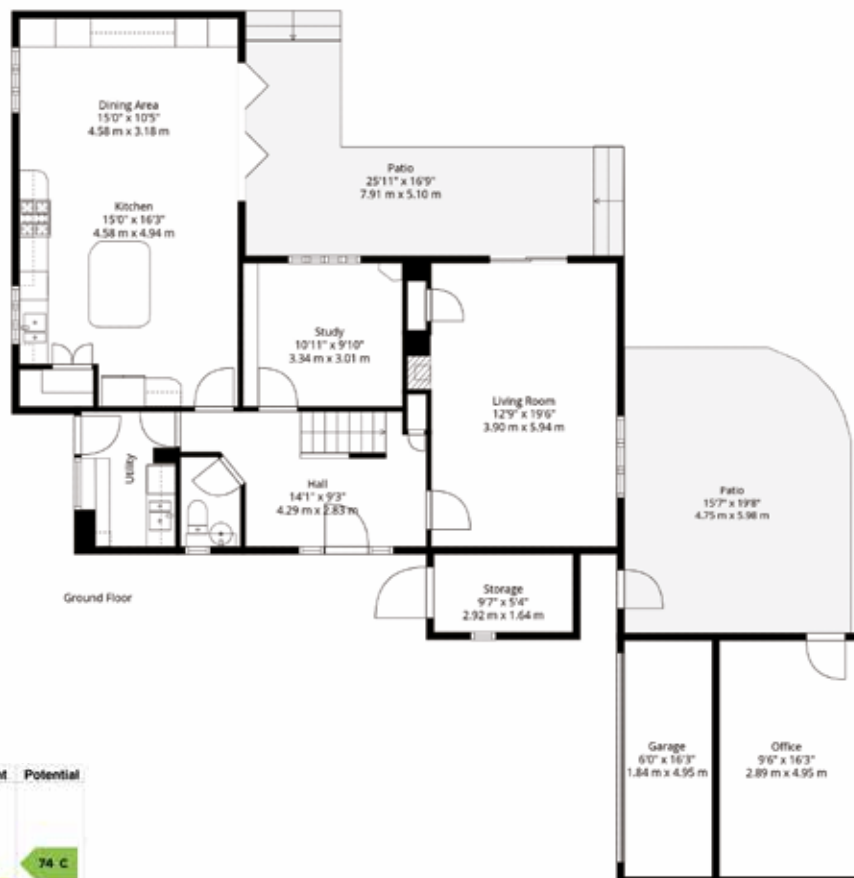
For more information visit <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours

Monday to Friday	9.00 am – 6 pm
Saturday	9.00 am – 5 pm
Sunday	By appointment only



Offers over £800,000



GROSS INTERNAL AREA: 1924 sq ft, 180 m²
 OPEN TO BELOW: 8 sq ft, 1 m²
 GARAGE: 98 sq ft, 9 m²

OVERALL TOTALS: 2030 sq ft, 190 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION
 PATIOS NOT INCLUDED IN THE OVERALL DIMENSIONS



Property
Redress

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



TERRY ROBINSON
PARTNER AGENT

Fine & Country Banbury & Buckingham
M: 07736 937 633
email: terry.robinson@fineandcountry.com

Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON



”

“Having just purchased my new home through Fine & Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0)1295 239666
banbury@fineandcountry.com
Guardian House 7 North Bar Street, Banbury, OX16 0TB

