



6 Crab Tree Close, Bloxham
Banbury, Oxon, OX15 4SE



ROUND & JACKSON
ESTATE AGENTS





A superbly presented four-bedroom stone-built home with an exceptional refitted kitchen, two luxurious refitted bathrooms, a newly added garden room and westerly views across open countryside.

The property

The property is constructed principally of natural stone and occupies a wonderful position on the edge of Bloxham, with its rear garden adjoining open countryside. The accommodation is arranged over three floors and offers an excellent balance of living and bedroom space, making it particularly well suited to families or professional couples. The house has been maintained and improved to an extremely high standard. At the heart of the home is the exceptional refitted kitchen/dining room, which provides an impressive and sociable everyday living space. This is complemented by a spacious sitting room and the newly added garden room. Across the upper two floors are four generous double bedrooms and two beautifully refitted bathrooms. The excellent standard of the internal accommodation is matched by the outside space, where the private west-facing garden enjoys a remarkable open outlook across the adjoining countryside.

Entrance Hallway

A welcoming central hallway with stairs rising to the first floor and a useful understairs storage cupboard. Doors provide access to the principal ground-floor rooms and cloakroom.

Cloakroom

Conveniently positioned on the ground floor and fitted with a WC and wash hand basin, complemented by tiled splashbacks.

Sitting Room

A spacious and beautifully presented reception room featuring an attractive bay window which allows plenty of natural light into the room. This comfortable living space provides ample room for a variety of furniture and is ideal for both relaxing and entertaining.

Kitchen/Dining Room

The exceptional refitted kitchen/dining room is one of the standout features of the property. Finished to an impressive standard, it provides an extensive range of stylish cabinets, generous work surfaces and integrated appliances, together with plenty of space for a large dining table. This superb room forms the heart of the home and is perfectly suited to everyday family life and entertaining. Double patio doors give access to the garden.

First Floor Landing

The first-floor landing provides access to three well-proportioned bedrooms and the refitted family bathroom, with stairs continuing to the master bedroom suite on the second floor.

Bedroom Two

A particularly spacious double bedroom with fitted wardrobes and a door giving access directly into the family bathroom.

Family Bathroom

A modern Jack-and-Jill style bathroom with access from both the landing and bedroom two. Fitted with a white suite comprising a panelled bath with rainfall and handheld shower attachments, glazed shower screen, pedestal wash basin and low-level WC. Complemented by neutral tiled walls, a large fitted mirror, recessed ceiling lighting, extractor fan and wood-effect flooring.

Bedroom Three

A generous double bedroom with ample space for a double bed and additional freestanding bedroom furniture.

Bedroom Four

A versatile room would also be ideal as a nursery, dressing room or home office.

Master Bedroom

Occupying the entire second floor, the superb master bedroom suite. This exceptionally spacious and private room has fitted wardrobes and ample space for additional furniture. There is also a superb en-suite shower room which has been beautifully refitted to a high standard.



Outside

A particularly generous garden, extending around the side of the property and enjoying an attractive open outlook across neighbouring fields. A large paved terrace adjoining the house provides ample space for outdoor dining and entertaining, with the remainder principally laid to lawn and featuring several mature trees, established shrubs and fenced boundaries. There is also a useful timber garden room/store. Beyond the garden is a single garage situated within a nearby block, with a driveway providing off-road parking directly in front.

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 and Soho Farmhouse is just 7 miles away.

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. Take the first road on the right into Ell's Lane and then turn immediately left into Crab Tree Close where the property will be found at the end of the first terrace on your right hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E.

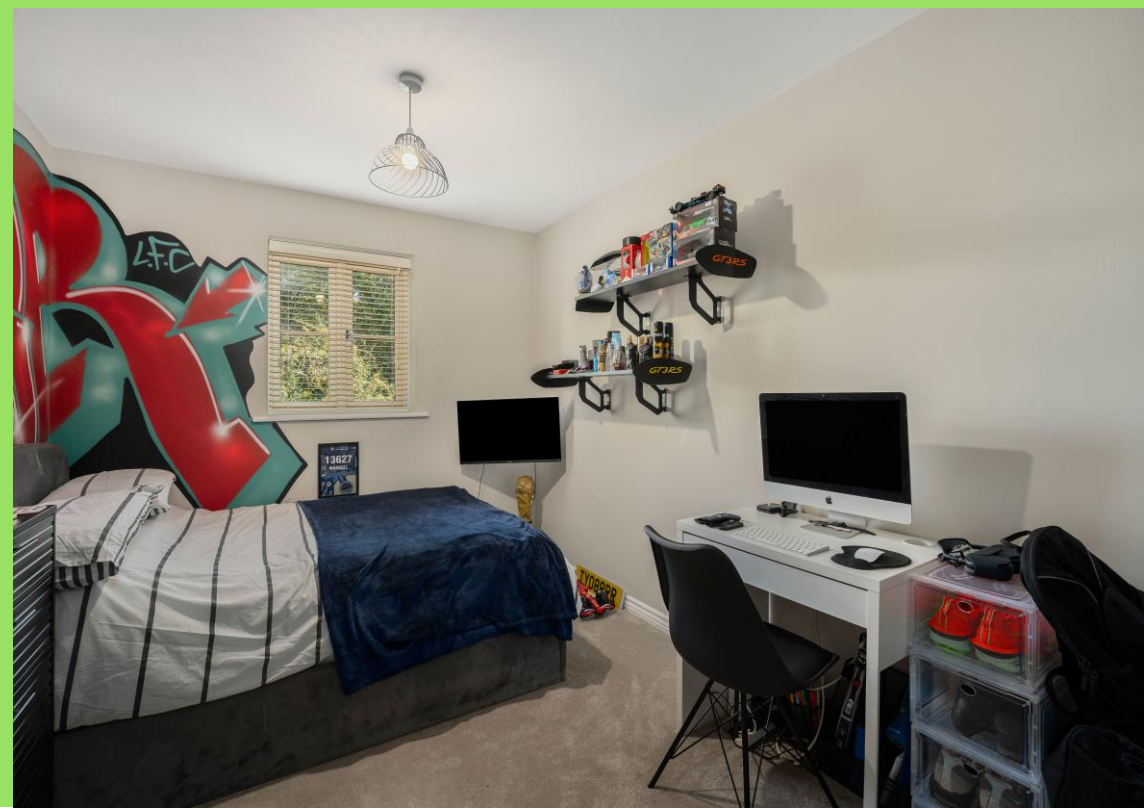
Viewing Arrangements

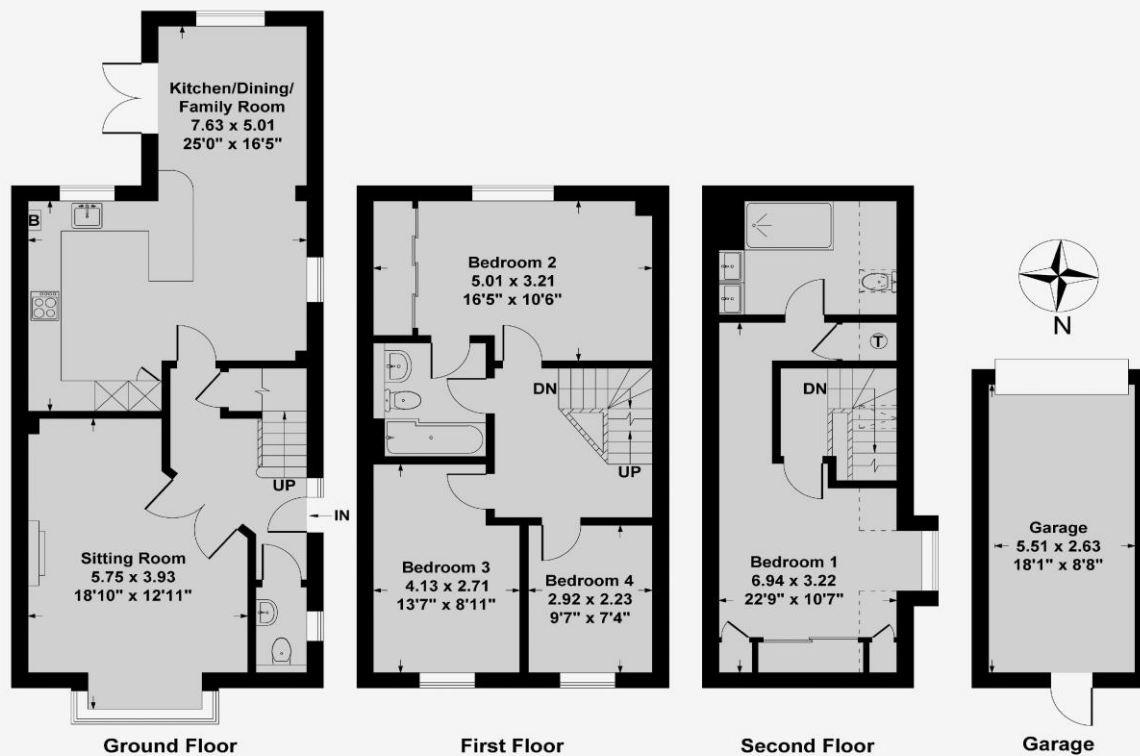
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property. There is a yearly service of £750.

Asking Price: £550,000





Ground Floor Approx Area = 57.55 sq m / 619 sq ft
 First Floor Approx Area = 46.84 sq m / 504 sq ft
 Second Floor Approx Area = 30.45 sq m / 328 sq ft
 Garage Approx Area = 15.07 sq m / 162 sq ft
 Total Area = 149.91 sq m / 1613 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		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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