

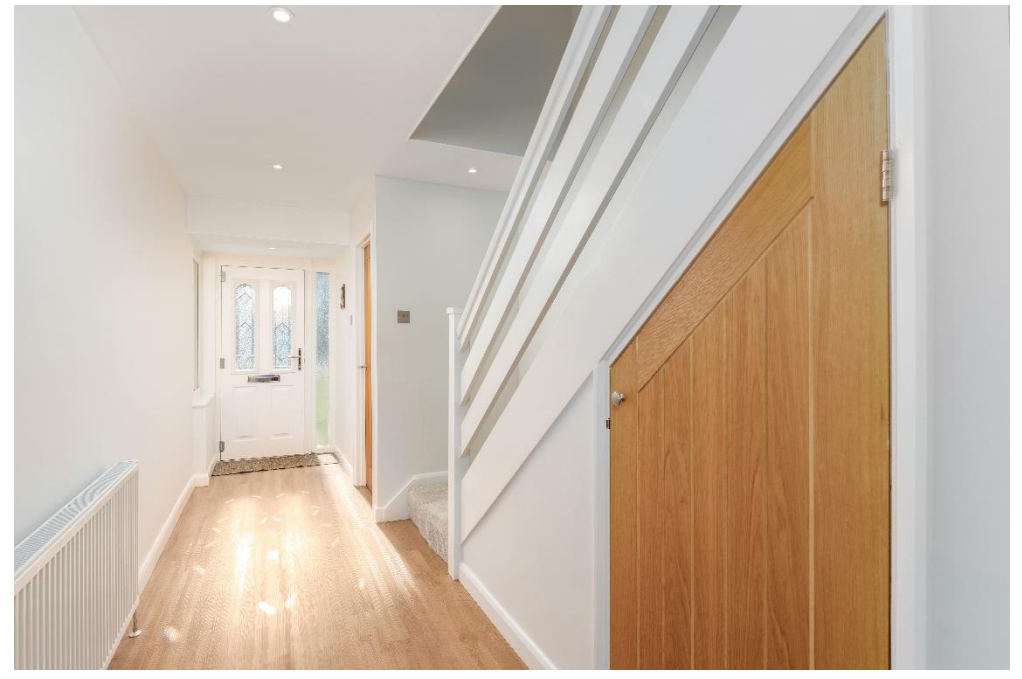


8 Greenhills Park  
Bloxxham, OX15 4TA



ROUND & JACKSON  
ESTATE AGENTS





An immaculately presented three-bedroom, detached family home with a landscaped rear garden, garage and driveway parking located in the well served village of Bloxham close to local schooling and amenities.

#### The property

8 Greenhills Park, Bloxham is an immaculately presented three-bedroom, detached family home with a landscaped rear garden a garage with driveway parking for three vehicles. The property has been significantly updated by the current owners. It has a new kitchen, new bathroom and new flooring throughout. The property has a large driveway and a useful car port to the side and is located at the end of a very quiet cul-de-sac in this popular road within the village of Bloxham. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, a re-fitted W.C., sitting room and a large kitchen/diner to the rear. On the first floor there is a spacious landing with three double bedrooms and a re-fitted family bathroom. Outside to the rear there is a nicely landscaped garden, a single garage and driveway parking to the side of the property. To the front there is a well kept lawned garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A spacious and very welcoming hallway with replaced five panel doors leading to all ground floor accommodation. There are stairs rising to the first floor and there are two built-in storage cupboards with high quality LVT wood effect flooring throughout.

#### W.C

Fitted with a modern white suite comprising of a toilet and hand basin with vanity storage beneath. There are attractive tiled splash backs and there is window to the side aspect. The high-quality LVT flooring from the hallway continues throughout.

#### Sitting Room

A spacious sitting room offering plenty of space for furniture and there is a window to the front aspect.

#### Kitchen/Diner

Recently replaced Wren shaker style kitchen fitted with a range of quality cabinets with quartz worktops over. There are quartz upstands and attractive tiling and there is a sink and drainer. There are a range of integrated appliances including an electric oven, four ring induction hob and an extractor hood. There is an integrated fridge-freezer and an integrated slimline dishwasher and there is space and plumbing for a washing machine. There is a useful breakfast bar area and further space for a table and chairs. There is a window to the rear aspect and French doors leading out onto the garden.

#### First Floor Landing

A very spacious landing with replaced five panel doors leading to the first floor accommodation. There is a loft hatch providing access to the roof space and a window to the side aspect.

#### Bedroom One

A very large double bedroom with a window to the rear aspect and a fitted mirror fronted wardrobe.

#### Bedroom Two

A good size double bedroom with a window to the front aspect and a built-in wardrobe.

#### Bedroom Three

A double bedroom with a window to the rear aspect.

#### Family Bathroom

Re-fitted around three years ago with a high-quality white suite comprising of a panelled bath, a toilet and a hand basin with vanity storage beneath. There is a corner shower with a rainfall shower head and further hand held attachment. There is a window to the front aspect and a heated towel rail and high-quality floor to ceiling tiling throughout including tiled flooring.



### Garage

A single garage with power and lighting. There is an up-and-over door leading onto the driveway and a further door giving access to the rear. The garage is currently separated into two areas with a range of storage cabinets.

### Outside

To the rear of the property there is lawned garden with high-quality paving throughout and there is a pergola behind the garage which is ideal for barbequing. There are two well maintained lawned sections and there is gated access leading onto the driveway and a useful outside tap. To the front of the property there is a good size lawned garden and pathway to the front door along with a driveway which gives off-road parking for three vehicles. There is also a useful car port attached to the side of the property.

### Situation

Bloxham is located south west of Banbury on the A361 Chipping Norton Road. Within the village there is a range of amenities including a post office, local shops, petrol station, choice of public houses and doctors surgery. Schooling within the village includes primary, secondary and also Bloxham public school. There is a fine church dating principally from the 14th Century and some of the sporting facilities at Bloxham School are available to residents of the village during off peak periods and holidays. Bloxham is approx. 3 miles from Banbury mainline train station with an excellent service to London Marylebone. There is also easy access to junction 11 of the M40 motorway.

### 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 into the village and past the church then bear right at the mini roundabout then take the second road on the right into Cumberford Hill. Follow the road for around 200 yards taking the third turning on your right into Greenhills Park. Bear left where the property will be seen on your left after a short distance.

### Services

All mains services connected. The gas fired boiler is located in the hallway cupboard.

### Local Authority

Cherwell District Council. Tax band D.

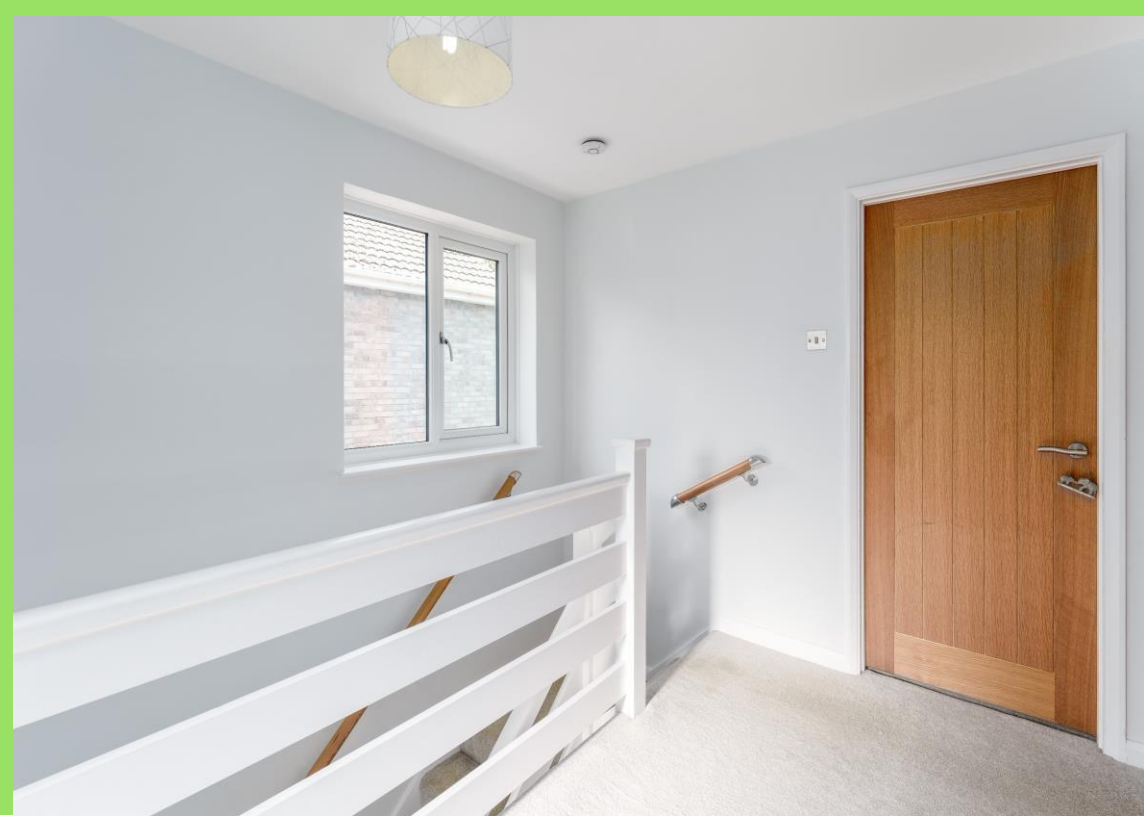
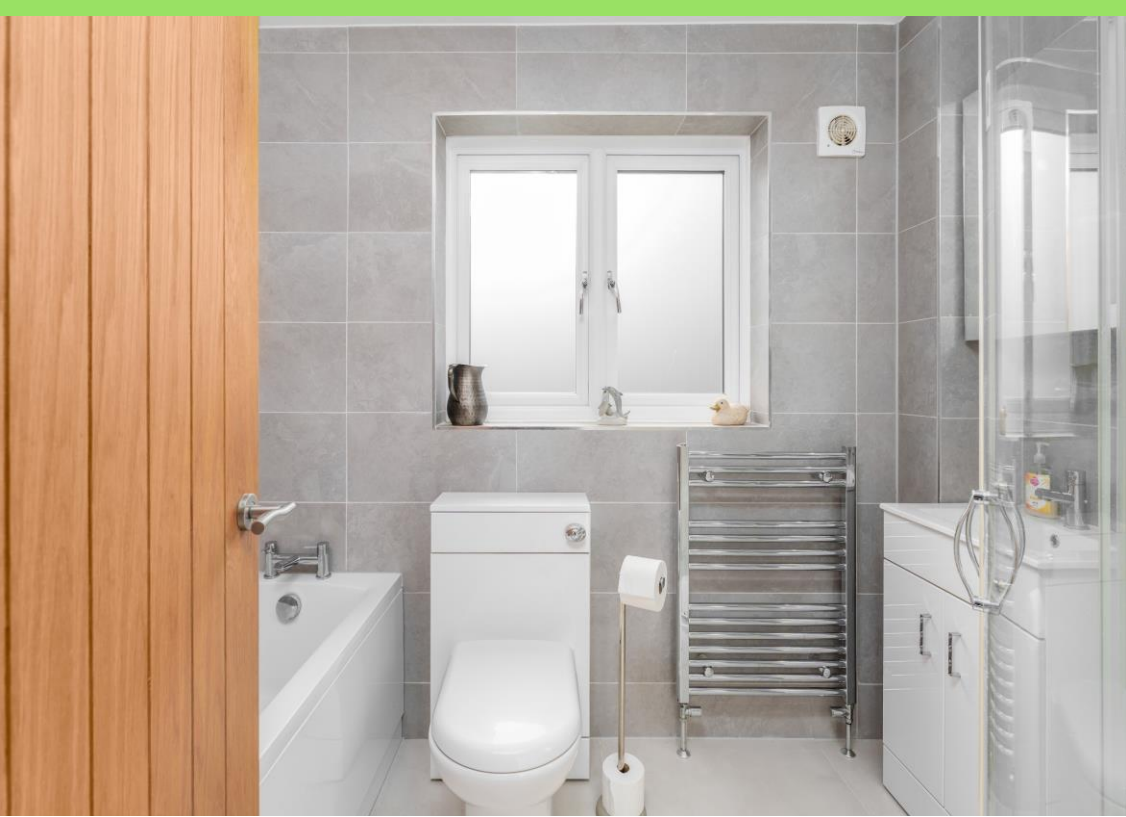
### Viewings

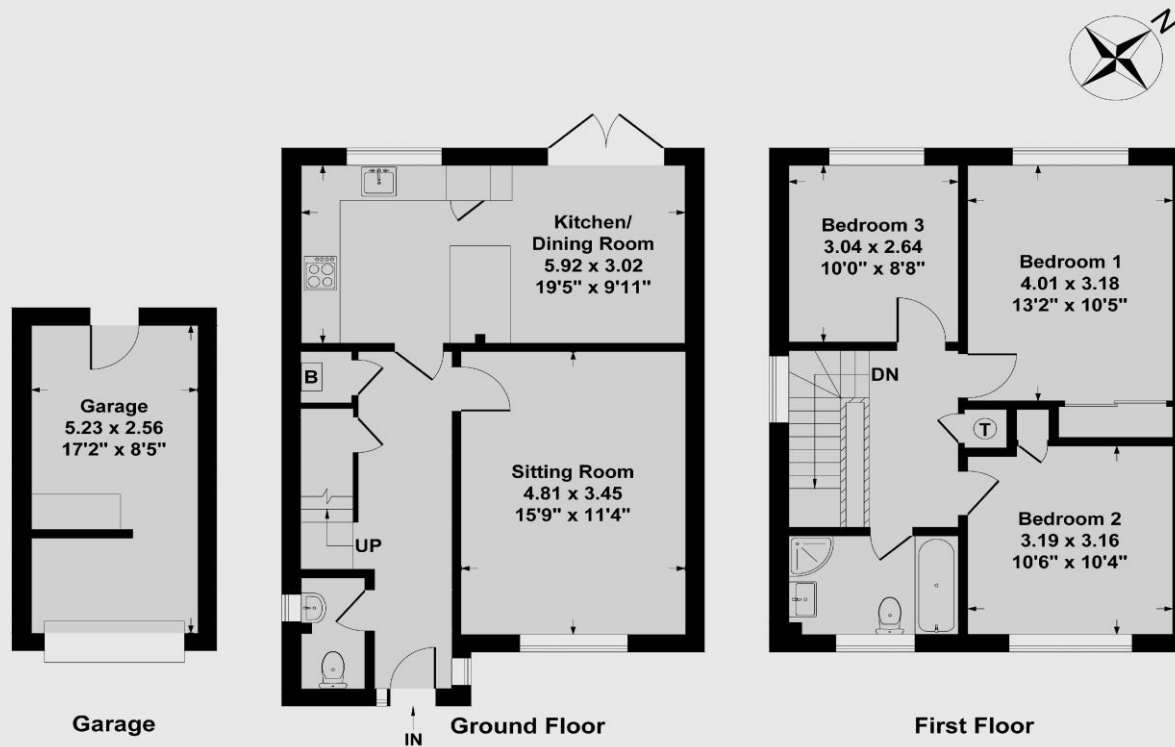
Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Guide Price: £415,000**





**Ground Floor Approx Area = 49.32 sq m / 531 sq ft**  
**First Floor Approx Area = 47.18 sq m / 508 sq ft**  
**Garage Approx Area = 13.38 sq m / 144 sq ft**  
**Total Area = 109.88 sq m / 1183 sq ft**

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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