

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.

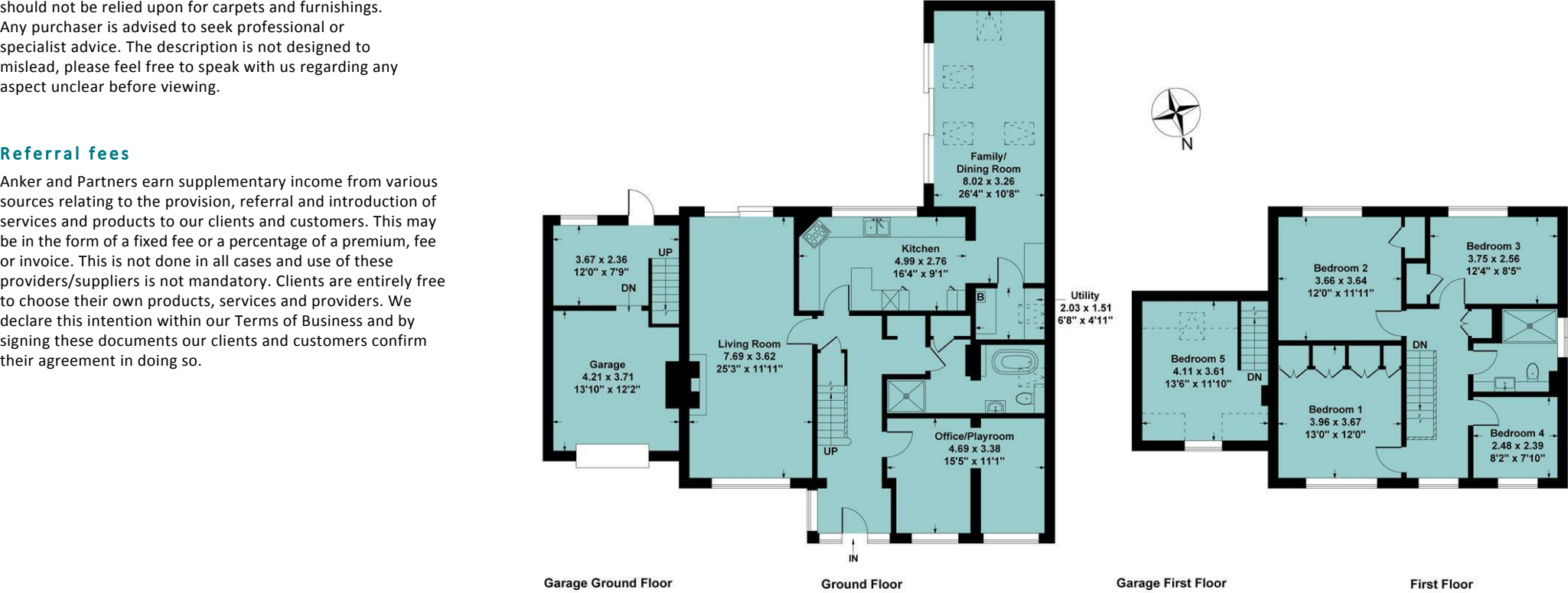
Referral fees

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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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.



1 Lawrence Leys
Bloxham



1 Lawrence Leys, Bloxham, Oxfordshire,
OX15 4NU

Approximate distances
Banbury 3 miles
Chipping Norton 11 miles
Junction 11 (M40 motorway) 5 miles
Oxford 25 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 VERY WELL PRESENTED AND EXTENDED DETACHED FAMILY HOUSE WITH SPACIOUS FLEXIBLE ACCOMMODATION INCLUDING FIVE BEDROOMS, TWO BATHROOMS AND THREE RECEPTION ROOMS OCCUPYING A CHOICE CORNER PLOT IN THIS DESIRABLE AND EXCEPTIONALLY WELL SERVED VILLAGE

Hall, ground floor bathroom, office/playroom, sitting room, kitchen, superb family/garden room, four bedrooms, luxury shower room, fifth bedroom over garage, gas ch via rads, double glazing, off road parking, south facing rear garden. Energy rating C.

£599,995 FREEHOLD



Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). After approximately 3 miles Bloxham will be reached. Having passed Warriner School turn left into Chipperfield Park Road and after a short distance turn right into Colegrave Road next left into Chipperfield Park Road and right into Lawrence Leys. Follow the road bearing left and the property will be found on the right 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, doctor's surgery and golf driving range.

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 detached family house occupying a generous corner plot in a sought after and convenient location within waking distance of schools, recreation areas and country walks.
- * Originally constructed in the 1970's this already spacious house has been extended in recent years to provide large flexible accommodation which includes three reception rooms, five bedrooms and two bathrooms.

* Ideal for extended families and home workers alike with various rooms that can be used as office space, games rooms or additional bedrooms as required.

* The ground floor includes a large double aspect living room featuring a raised inset wood burning stove, recessed wall mounted TV space and patio doors opening to the rear garden.

* Modern kitchen with shaker cream units incorporating a recently installed AEG double oven, large separate hob with contemporary style extractor, integrated dishwasher, space for an American style fridge/freezer, granite overlay work surfaces, window overlooking the garden and open access to the superb family/garden room or dining room finished with stunning oversized floor tiles with heating under, wall to wall sliding patio doors to the rear garden and a high open pitch ceiling, fitted drinks fridge.

* Utility room with wall mounted Gloworm gas fired boiler, plumbing for washing machine, velux window,

* Stunning bathroom with a four piece suite including a free standing bath, large separate fully tiled shower cubicle, glass bowl wash hand basin on an oak stand with cupboard under, WC, ceramic tiled floor with heating under, extractor, velux window and door to built-in airing cupboard.

* Generous main double bedroom with window to front and wall to wall built-in wardrobes.

* Two further double bedrooms with built-in storage and a fourth single bedroom.

* Luxury shower room with a huge walk-in shower area with drench showerhead above and fully tiled surround, semi recessed wash hand basin, WC, heated towel rail, ceramic tiled floor with heating under, fitted storage.

* Off road parking on paved driveway to the front with electric up and over door opening to the single garage which has power and light connected, separate consumer unit from the main house (door to a storage/workshop area at the back which has a personal door to the rear garden) and stairs leading up to a fifth bedroom/office with connectivity suitable for office use, window and velux window.

* Gardens extend to front and side with a gate at the side opening to the attractive south facing rear garden which includes a large raised patio and pergola with Virginia Creeper beyond which there is a shaped lawn with raised borders, timber shed.

Services

All mains services are connected. The gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

Energy rating: C

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

Agent's note

Please note one of the vendor's of this property is a member of staff at Anker & Partners.