## 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

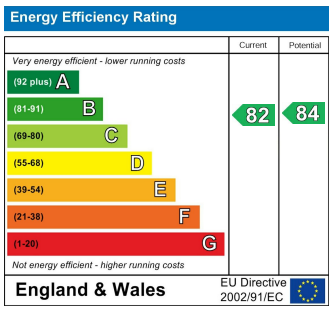
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**Ground Floor Approx Area = 95.48 sq m / 1028 sq ft**
**First Floor Approx Area = 81.01 sq m / 872 sq ft**
**Second Floor Approx Area = 45.08 sq m / 485 sq ft**
**Garage Approx Area = 29.20 sq m / 314 sq ft**
**Total Area = 250.77 sq m / 2699 sq ft**

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

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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.




# Marlstone House, 3 Walsingham Close
# Bloxham

Anker

# Marlstone House, 3 Walsingham Close, Bloxham, Oxfordshire, OX15 4UA



Approximate distances
Banbury town centre 4 miles
Chipping Norton 10 miles
Junction 11 (M40 motorway) 6 miles
Banbury railway station 5 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

**AN IMPRESSIVE DETACHED SIX BEDROOM FAMILY HOME WITH DOUBLE GARAGE LOCATED IN THE POPULAR VILLAGE OF BLOXHAM**

**Entrance hall, sitting room, kitchen, dining room, study, utility room, downstairs WC, conservatory, six bedrooms, four ensuites, family bathroom, two tiered rear garden, driveway, double garage. Energy rating B.**

**£700,000 FREEHOLD**











## Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). After approximately 3 miles Bloxham will be reached. Travel into the village and turn right opposite Bloxham School into Courtington Lane. Travel to the end and at the T-junction turn left into Tadmarton Road. Continue along this road and after a short distance Walsingham Close will be found on the left hand side. Number 3 will be found straight ahead of you in the corner.

### Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, delicatessen, 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:

Marlstone House is an impressive and spacious extended family home positioned in a corner of a quiet cul-de-sac comprising of just five properties. Arranged over three floors the home offers six well proportioned bedrooms, four with ensuites alongside generous living accommodation perfectly suited to modern family life. The ground floor features a welcoming living room complete with wood burner opening into a bright conservatory overlooking the rear garden. The kitchen benefits from underfloor heating and provides an excellent space for entertaining. In addition there is a separate dining room currently utilised as a home office, a further study, utility room and a downstairs WC. The first floor offers four bedrooms including two ensuites as well as a family bathroom serving the remaining bedrooms. Occupying the top floor are two further bedrooms both also benefitting from their own ensuites. Externally the property continues to impress with a generous two tiered rear garden perfect for entertaining. To the front there is a large driveway providing off road parking with access to the double garage.

* Entrance hallway with useful understairs storage cupboard, stairs to first floor.

* Generous living room with wood burning stove and window allowing in plenty of natural light with doors opening to the conservatory overlooking the rear garden.

* Conservatory with engineered wood flooring and roof blinds.

* The kitchen is fitted with a range of wall and base mounted units with black quartz worktops and island for informal dining or entertaining. There is space and plumbing for range cooker and fridge freezer, integrated dishwasher, tiled flooring benefitting from underfloor heating, generous walk-in shelved pantry, window overlooking the rear garden.

* Versatile snug/dining room with window to front currently used as a home office yet offering ample space for dining table and chairs.

* Additional study to the rear of the property overlooking the rear garden

* Practical utility room with work surface incorporating a Belfast sink, several storage cabinets, underfloor heating, space and plumbing for a washing machine and tumble dryer, side access to the garden.

* Downstairs WC fitted with wash hand basin, WC, window and extractor fan.

* First floor landing with window to front.

* Double bedroom with built-in wardrobes and access to ensuite comprising bath with shower over, WC, wash hand basin, heated towel rail and window.

* Further double bedroom with built-in wardrobe, window to rear overlooking the garden and ensuite fitted with a shower cubicle, WC, wash hand basin and heated towel rail.

* Two additional well proportioned double bedrooms.

* Family bathroom fitted with a bath with shower over, WC, wash hand basin, heated towel rail and window.

* Top floor landing with access to airing cupboards and hot water tank.

* Impressive master suite featuring built-in wardrobes, two velux windows allowing in plenty of natural light and an ensuite comprising bath with shower over, WC, wash hand basin, heated towel rail and window.

* Additional double bedroom with en-suite.

* The quiet and private rear garden is perfect for entertaining, featuring a decked seating area with ample space for outdoor furniture, a lawn, outdoor electric points, and gated steps leading up to an elevated lawned section. The property also benefits from gated side access to the front.

* To the front of the property is a driveway providing access to the double garage which benefits from both power and lighting. EV charger point and solar panels.

### Services

All mains services are connected. The boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Council tax band F.

### Viewing

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

### Energy rating: B

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 £35 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.