



Temple House
3 Temple Close | Bloxham | OX154FW

TEMPLE HOUSE

An outstanding detached home situated on a private road within the sought after village of Bloxham.

The property comprises of a double height entrance hall, cloakroom/wc, superb open plan kitchen with dining area, utility room, formal dining room, sitting room and a most excellent orangery.

To the first floor there are four double bedrooms, two en suites and a family bathroom, whilst outside there are stunning private gardens, a double car port and off road parking for three cars.

A wonderful family home which must be viewed to be appreciated.



Situated in the sought after village of Bloxham stands this outstanding detached residence which is presented to the highest of standards and offers wonderful family accommodation.

Situated on a private road this exceptional home has been lovingly cared for by the current owner and is ideal for anybody who likes to entertain.

Upon entering the double height hall has a wonderful galleried landing above, whilst access is provided to the cloakroom/wc.

The superb open-plan kitchen and dining room is a beautifully light and sociable space, designed with entertaining and everyday living in mind. The generous proportions allow for dedicated cooking, dining and seating areas, creating a versatile setting where family and guests can comfortably gather, dine and relax together.

The kitchen has granite work surfaces, a range of integrated appliances including two ovens, a hob, dishwasher, microwave, fridge/freezer and a wine fridge.

The dining area has space for a table to seat eight guests and access is also provided to the utility room which has space for appliances and a door to the side.

From the dining area of the kitchen access is provided to an outstanding orangery which, like the kitchen, has underfloor heating, central roof lights, windows overlooking the beautiful gardens and bi-fold doors which open out to the sun terrace.

The dining room is the ideal setting for more formal occasions and has space for a table to seat six guests and a window to the rear.

The sitting room is also of a good size and is perfect to retire to after a dinner party. There is a window to the front and bi-fold doors to the rear.

To the first floor the landing has a lovely view over the entrance hall and two windows to the front.

The feature bedroom has built in wardrobes, a window to the rear and access to an en suite with a walk-in double shower.

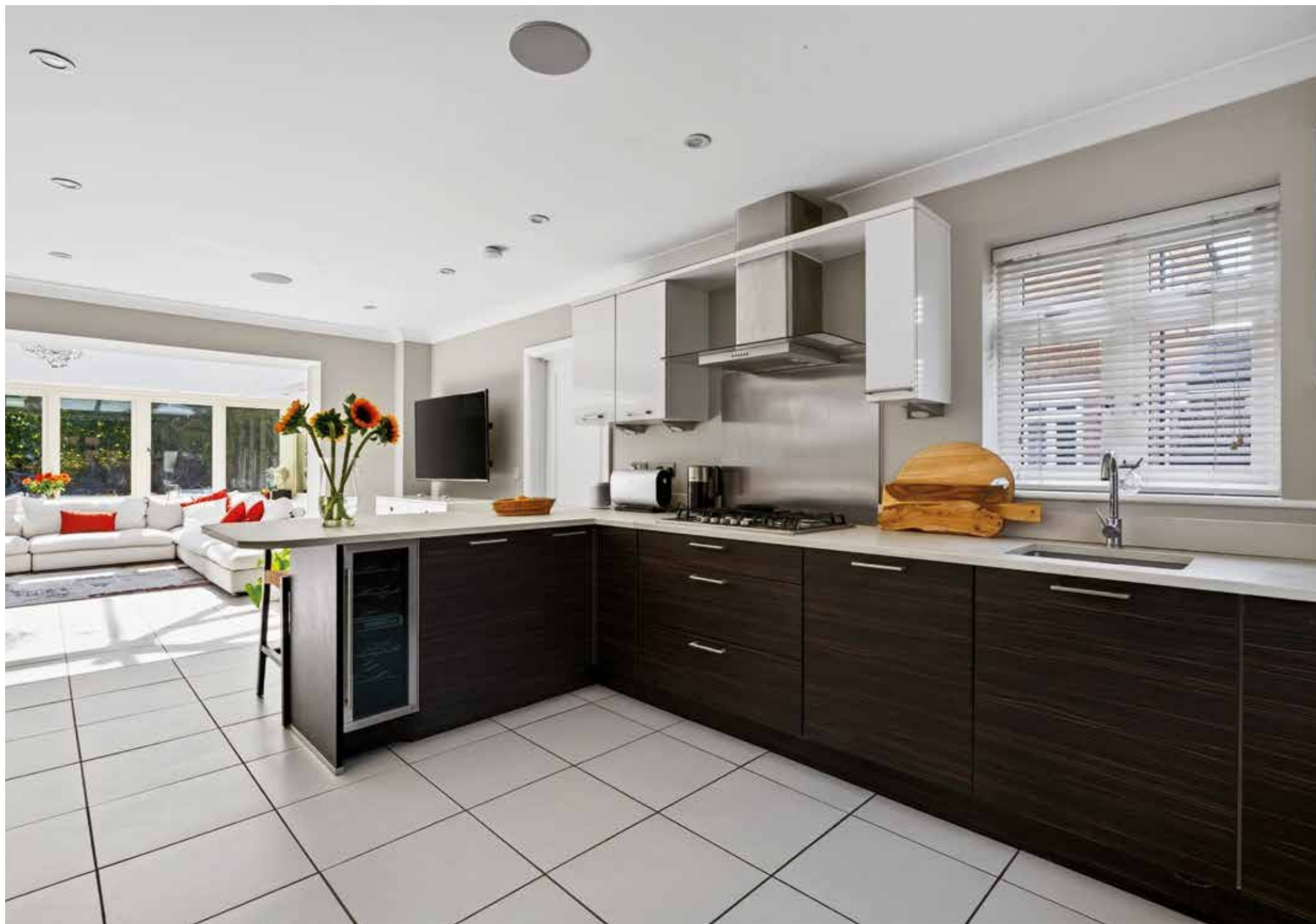
There are two further double bedrooms, both with built in wardrobe cupboards, one having a window to the front and one having a window to the rear.

Completing the first floor accommodation is the superb family bathroom.

There are built-in Sonos speakers which provide excellent sound throughout the entire home.







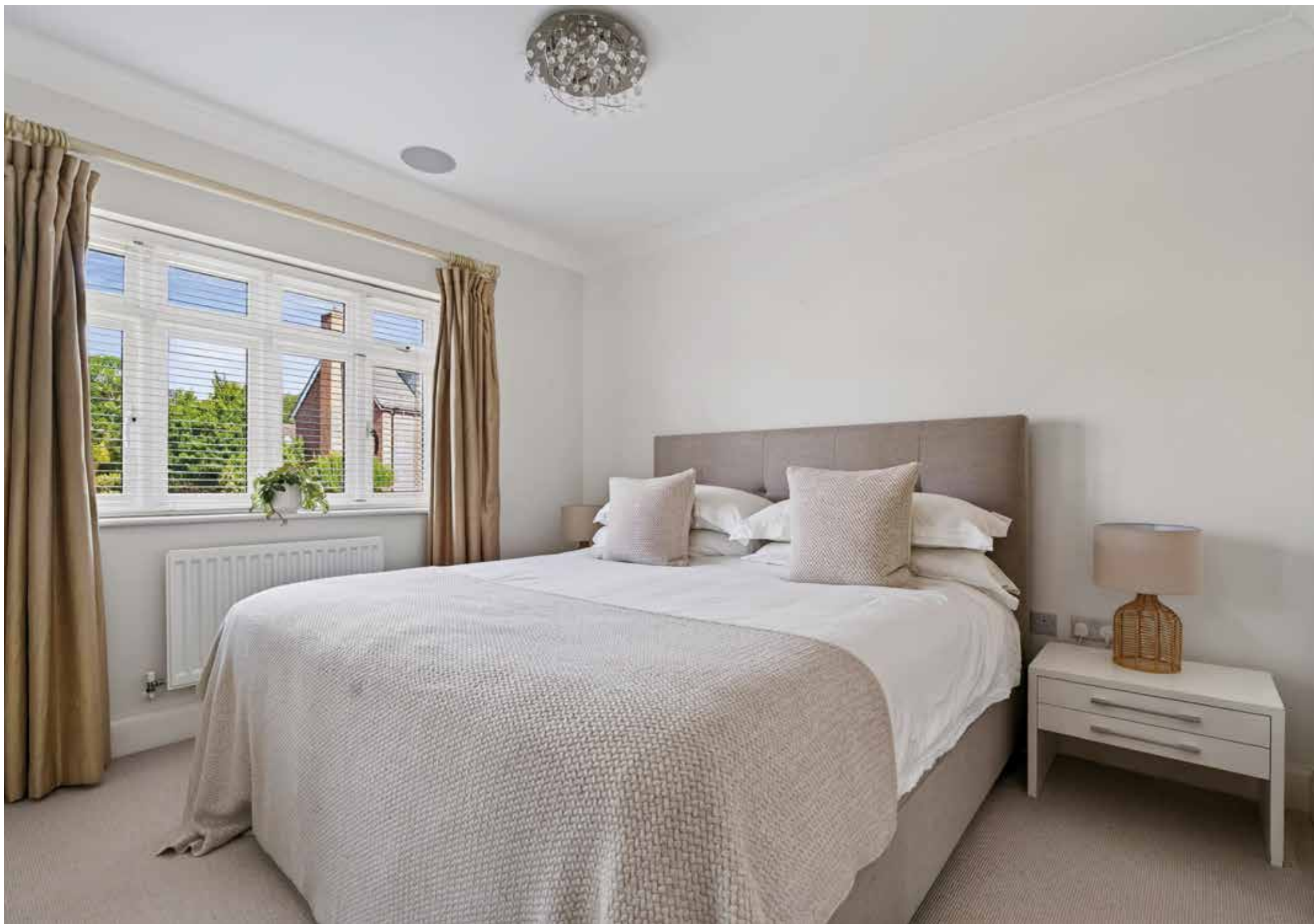




















Outside

The south facing rear gardens are absolutely beautiful and have mature trees, additional trees providing excellent privacy and lovely seating areas. Access is provided to the front of the property which has off road parking for three cars and a double car port.

An exceptional home 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. The local train network provides an easy commute to Marylebone in under an hour.





Services, Utilities & Property Information

Tenure: Freehold
 Council Tax Band: F
 Local Authority: Cherwell District Council
 EPC Rating: C
 Property Construction: Standard construction – brick and tiles
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage & Sewerage: Mains
 Heating: Gas fired central heating
 Broadband: FTTH/FTTP Ultrafast broadband connection 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: Double car port plus further off road parking for three cars.

Material Information

The property forms part of a private residential development, with the private road and communal areas managed by a management company.

The current estate management charge is approximately £535 per annum.

The property is also subject to the rights, covenants and restrictions contained within the registered title. Further details are available from the selling agent and will be confirmed during the conveyancing process.

The seller has advised that two trees within the grounds are protected by Tree Preservation Orders.

Viewing Arrangements

Strictly via the Vendors sole agents Fine & Country Banbury, Buckingham & Brackley +44(0)7736 937 633

Website

For more information visit www.fineandcountry.co.uk/banbury-buckingham-and-brackley-estate-agents

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

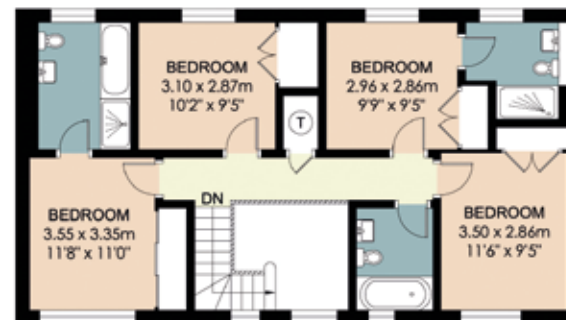
Offers over £950,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

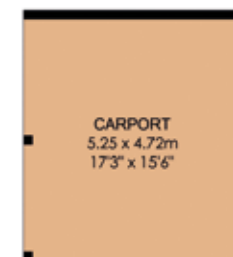
TEMPLE HOUSE, 3 TEMPLE CLOSE, BLOXHAM, BANBURY OX15 4FW



GROUND FLOOR



FIRST FLOOR



NOT SHOWN
IN ACTUAL
LOCATION/
ORIENTATION

APPROXIMATE GROSS INTERNAL AREA: 2007 sq ft, 187m² (EXCLUDING CARPORT)

CARPORT: 267 sq ft, 25m²

INCLUDING LIMITED USE AREA: 23 sq ft, 2m²

TOTAL AREA: 2303 sq ft, 214m²

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



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

