



10 Bloxham Court, Bloxham, Banbury, Oxon OX15 4FL  
Guide Price £350,000 Freehold

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*A well presented three bedroom town house providing versatile accommodation and offered with no onward chain.*

**Entrance hall | Cloakroom | Kitchen | Living/dining room | Office room | Bathroom | Three bedrooms | En-suite shower room | Rear garden | Front garden | Carport with off road parking for two vehicles**

A modern three storey stone built property located in the highly desirable village of Bloxham within popular school catchment areas and boasting amenities nearby. It's quiet cul-de-sac position offers a private rear garden and adjacent off road parking for two vehicles.

#### Ground Floor

UPVC double glazed front door leading to:

**Entrance Hall:** Tiled flooring throughout. RCD unit to wall.

Large storage cupboard which is ideal for coats and shoes.

**Downstairs WC:** Tiled flooring. Hand basin. Low level W.C. Tile work surround.

**Kitchen:** Tiled flooring. Marble effect worktop. Stainless steel sink unit. Double glazed windows to front aspect. Range of light wood wall and base units. Integrated fridge/freezer. Gas hob. Cooker and grill. Integrated dishwasher. Space for washing machine. Tile work surround. Spotlight fittings to ceiling. Breakfast bar to corner of room.

**Living/Dining Area:** Gas fireplace. Wooden hearth with marble surround. Double glazed wooden rear doors leading to garden. Dining area with double glazed windows to side aspect overlooking garden. Understairs storage cupboard.

**Study:** Double glazed windows to two aspects. Storage above roof access.

#### First Floor

Landing.

**Bathroom:** Tiled flooring. Bath with tile work surround. Mixer tap shower connection. Hand basin. Low level WC. Mirrored cabinet. Heated towel rail to wall. Double glazed windows to rear aspect.

**Bedroom Three:** Fitted wardrobes. Double glazed windows to rear aspect.

**Bedroom Two:** Fitted wardrobes. Double glazed windows to front aspect. Door to:-

**En-suite Shower Room:** Tiled flooring. Hand basin. Low level W.C. Walk-in shower. Double glazed windows to front aspect. Heated radiator to wall.

#### Second Floor

**Landing:** Cupboard housing boiler with shelving.

**Master Bedroom:** Velux windows to rear aspect. Double glazed windows to front aspect. Two fitted wardrobes and storage.

#### Outside

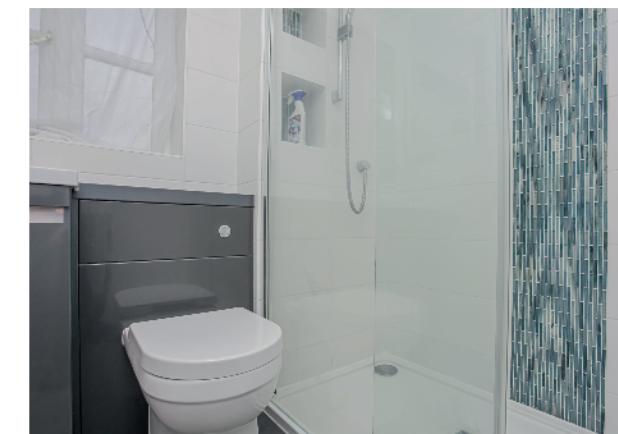
**Rear garden:** Lawn. Fully enclosed. Patio area. Small area laid to grass. Shed to rear of garden.

**Communal garden to front:**

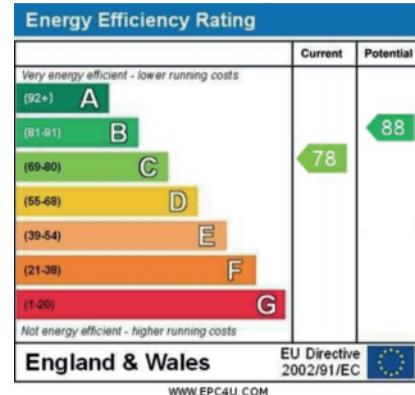
Adjacent to the property is a **timber carport and blocked paved driveway for two vehicles**.

#### Bloxham

The village of Bloxham can be found approximately 5 miles from Banbury and offers a range of amenities including post office, choice of public houses and doctors surgery. Schooling in the village offers primary, secondary and also Bloxham private school.







TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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