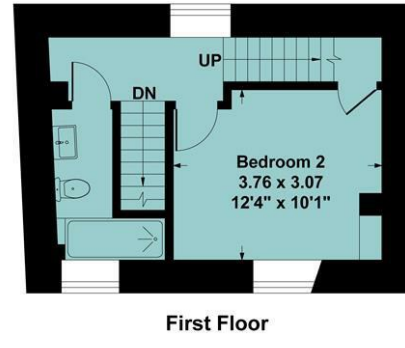
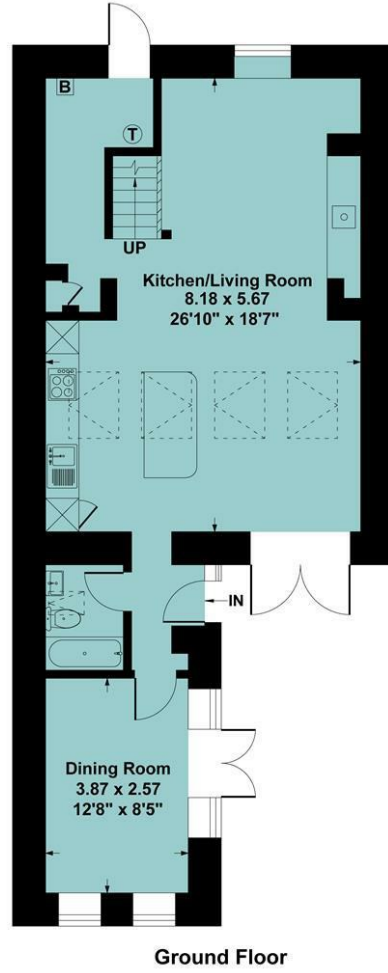


**Agents Note**

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 services 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.



**Ground Floor Approx Area = 63.72 sq m / 686 sq ft**  
**First Floor Approx Area = 23.81 sq m / 256 sq ft**  
**Second Floor Approx Area = 23.81 sq m / 256 sq ft**  
**Total Area = 111.34 sq m / 1198 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

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		81	46
EU Directive 2002/91/EC			

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 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



**Compton Cottage, High Street  
 Bloxham**



# Compton Cottage, High Street, Bloxham, Oxfordshire, OX15 4LT

## Approximate distances

Banbury 4 miles  
Chipping Norton 10 miles  
Junction 11 (M40 motorway) 6 miles  
Oxford 22 miles  
Banbury to London Marylebone by rail approx. 55 minutes

**A DESIRABLE INDIVIDUAL RECENTLY RENOVATED DETACHED COTTAGE IN THE HEART OF BLOXHAM WITH SPACIOUS FLEXIBLE ACCOMMODATION ON THREE FLOORS COMBINING CHARACTER AND CONTEMPORARY FEATURES**

**Superb open plan living kitchen/dining space, utility room, third bedroom/office or playroom with adjacent bathroom, first floor double bedroom and shower room, second floor large double bedroom with ensuite shower room, gas ch via rads, double glazing, modest easily managed garden, off road parking for two vehicles, no upward chain. Energy rating E.**

**£450,000 FREEHOLD**



## Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton. After approximately 3 miles Bloxham will be reached. Travel into the village and immediately before the shops the property will be found set back on the right hand side.

## 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:

- \* A rare opportunity to acquire this detached fully renovated period stone cottage in the conservation area of Bloxham.
- \* A charming property which effectively combines original character with contemporary style and modern convenience.
- \* The flexible accommodation includes a ground floor bedroom with an adjacent bathroom which can also be used as an office or playroom as required.
- \* The superb open plan kitchen/dining room features units in grey with a built-in oven, microwave, separate hob and extractor over, integrated fridge and freezer, integrated dishwasher, granite work surfaces and a large island with solid wooden work surface and breakfast bar, four large velux windows creating a light space combined with windows to the front.
- \* Utility room with plumbing for washing machine, space for tumble dryer, laminate wood effect floor, coats hanging rail, door to rear and wall mounted gas fired boiler.
- \* Open access from the kitchen diner leads to the sitting room area where there is a large stone inglenook fireplace with a fitted wood burning stove, beams, window to rear.

\* First floor double bedroom with window to front and door to built-in cupboard and a separate shower room with a white suite featuring a large walk-in fully tiled shower area, wash hand basin, WC, heated towel rail, window, vinyl wood effect floor.

\* Large second double bedroom on the second floor with windows to front and rear and access to an ensuite shower room with another white suite including a fully tiled shower cubicle, wash hand basin and WC, two windows, heated towel rail.

\* The garden lies to the front and comprises a paved patio with power and light adjacent, raised border and trellis separating the off road parking space for two vehicles where there is also space for storing bins.

## 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: E

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 £30 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.