



62 Tadmarton Road

Bloxham, Banbury, Oxon, OX15 4HW



ROUND & JACKSON  
ESTATE AGENTS





**A beautifully presented and spacious, three-bedroom, terraced house with off road parking and gardens to the front and rear, pleasantly located within this highly regarded village.**

#### The Property

62 Tadmarton Road, Bloxham is a spacious and beautifully presented three-bedroom home which is conveniently located within easy reach of schooling and amenities. The accommodation is arranged over two floors and is well laid out, with an entrance hallway, dual aspect sitting/dining room, cloakroom/W.C., utility room and kitchen on the ground floor. On the first floor there is a central landing, three bedrooms and a family bathroom. Outside of the property to the front there is a lawned garden which is predominantly laid to lawn with established plants and hedges and a paved pathway leading to the front door. The main area of garden is located to the rear and is predominantly laid to lawn with established plant and shrub borders, a gravelled seating area adjoining the house and pathway leading to the workshop and driveway. The driveway provides off road parking for two vehicles and is accessed via Quarry Close.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Main door to the front, stairs rising to the first floor and doors to all ground floor accommodation.

#### Sitting/Dining Room

A large reception room with ample space for a range of both sitting room and dining furniture, a central log burner, wood effect flooring, a window to the front aspect and double doors leading to the rear garden.

#### Cloakroom/W.C.

Fitted with a W.C., vanity unit and a window to the front aspect.

#### Kitchen

Fitted with a range of modern eye level shaker style cabinets with base units and drawers and Bamboo work surfaces over. There is an inset one and a half bowl sink and draining board, an integrated double oven with a four ring electric hob above and extractor over. There is a useful breakfast bar and open doorway into the;

#### Utility Room

With space and plumbing for a washing machine, dishwasher, free standing fridge/freezer and a fitted work surface.

#### First Floor Landing

A central landing with a window to the rear aspect, hatch to the loft space and doors to all first floor accommodation.

#### Bedroom One

A large double bedroom with a window to the front aspect and a built-in double wardrobe.

#### Bedroom Two

A double bedroom with a window to the front aspect.

#### Bedroom Three

A good sized single bedroom with a window to the rear aspect and a built in wardrobe.

#### Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, vanity unit, W.C., heated towel rail and tiled splash backs with a window to the rear aspect.

#### Workshop

Located to the rear of the garden, a useful workshop with power and light connected.



#### Parking

To the rear of the property there is a gravelled driveway which provides off road parking for two vehicles and can be accessed via Quarry Close.

#### Outside

To the front of the property there is beautiful garden which has a large lawned area, established plants and flowers and a hedge to the front which provides a good level of privacy. To the rear there is a pleasant and spacious garden which is predominantly laid to lawn with established trees, hedges and plant borders. There is a gravelled seating area adjoining the house with a pathway leading to the workshop and driveway.

#### Situation

Bloxham is located south west of Banbury on the A361 Chipping Norton Road. Within the village there is a range of amenities including a post office, local shops, hairdresser, petrol station, three public houses and doctors surgery. Schooling within the village includes primary, secondary and also Bloxham public school. There is a fine church dating principally from the 14th Century and some of the sporting facilities at Bloxham School are available to residents of the village during off peak periods and holidays. Bloxham is approx. 3 miles from Banbury mainline train station with an excellent service to London Marylebone. There is also easy access to junction 11 of the M40 motorway.

#### Directions

From Banbury proceed south westerly via the Bloxham Road (A361) and continue for approximately two and a half miles until the village of Bloxham is reached. Take the right hand turn into Courtington Lane and continue to the end and turn left onto the Tadmarton Road where the property will be found after a short distance on your right hand side before the turn in to Cumberland Close.

#### Services

All mains' services connected. The gas fired boiler is located in bedroom three's fitted cupboard.

#### Local Authority.

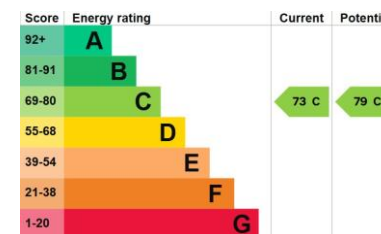
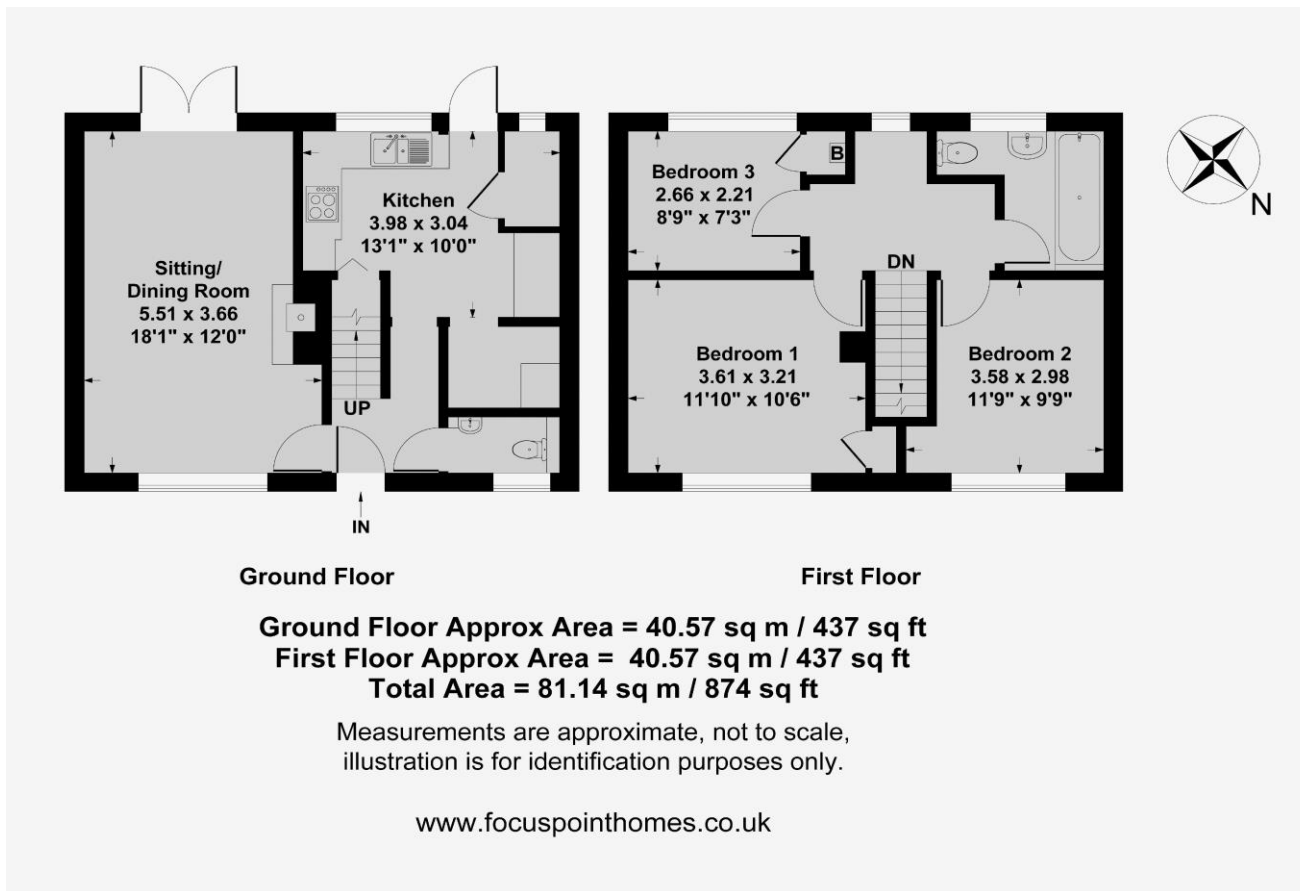
Cherwell District Council. Tax band B.

#### Viewings

Strictly by prior arrangement with Round & Jackson.

**Asking Price: £335,000**





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