



7 Bridges Close  
Bloxham, OX15 4FS



ROUND & JACKSON  
ESTATE AGENTS





A spacious three-bedroom townhouse with versatile accommodation over three floors, a lawned garden and parking. Situated in the popular village of Bloxham, close to local amenities and schooling, and falling within the catchment for The Warriner Secondary School. No onward chain.

#### The property

Offered for sale with no onward chain, this spacious three-bedroom terraced townhouse provides versatile living accommodation arranged over three floors and is situated within the highly sought-after village of Bloxham, conveniently located close to local schooling and everyday amenities. The ground floor comprises an entrance hallway, cloakroom/W.C, well-proportioned kitchen/breakfast room and a spacious sitting room with access to the rear garden. The first floor offers two generous double bedrooms and a family bathroom, whilst the second floor is dedicated to an impressive principal bedroom suite featuring a large double bedroom and en-suite shower room. Outside, the property benefits from an enclosed rear garden, predominantly laid to lawn with a decking area ideal for outdoor dining and entertaining. Gated rear access leads directly to the parking area. There is a pleasant children's play area in close proximity to the house. We have prepared a floor plan to show the room sizes and layout; however, some of the main features include:

#### Entrance Hallway

A spacious entrance hallway with doors leading to all ground floor rooms and stairs rising to the first floor. Good-quality wood-effect flooring.

#### Cloakroom W.C

Fitted with a white suite comprising W.C and wash hand basin. Tiled splash backs and wood-effect flooring continuing from the hallway.

#### Kitchen/Breakfast Room

Fitted with a range of cream-fronted wall and base cabinets with worktops over and matching upstands. Inset sink and drainer, window to the front aspect and wall-mounted Worcester gas-fired boiler. Integrated appliances include a fridge-freezer, dishwasher, washing machine, electric oven, four-ring gas hob and extractor hood. Space for a small table and chairs. Wood-effect flooring continuing from the hallway.

#### Sitting Room

A spacious sitting room with French doors opening onto the rear garden. Large built-in understairs storage cupboard and wood-effect flooring throughout.

#### First Floor Landing

Doors leading to all first-floor rooms and stairs rising to the second floor. Large built-in storage cupboard fitted with shelving.

#### Bedroom Two

A very large double bedroom with two windows to the rear aspect.

#### Bedroom Three

A large double bedroom with window to the front aspect.

#### Family Bathroom

Fitted with a white suite comprising panelled bath, WC and wash hand basin. Attractive tiled splash backs, vinyl flooring and window to the front aspect.

#### Second Floor Landing

Velux window to the rear aspect and a useful storage area, ideal for use as a home office or study space. Door leading to the principal bedroom.



### Main Bedroom

An impressive principal bedroom offering generous space for bedroom furniture. Window to the front aspect, loft hatch providing access to the roof space and two useful low-level eaves storage cupboards. Door leading to the en-suite which comprises of a large shower cubicle, W.C and wash hand basin. Attractive tiled splash backs, vinyl flooring and Velux window to the rear aspect.

### Outside

To the rear there is an enclosed garden laid mainly to lawn with decked and paved seating areas. Further benefits include a wooden shed, outside tap and gated access to the parking area at the rear. There is a lawned front garden with planted bed and pathway leading to the covered entrance porch and front door.

### Situation

Bloxham is a large ironstone village south west of Banbury on the A361 Chipping Norton Road. Within the village there are a range of amenities including post office, local shops, hairdressers, petrol station, a choice of public houses and churches, dentist and doctor's surgery. Schooling within the village includes primary, secondary and Bloxham School, an independent co-educational school catering for boarders and day pupils. Tudor Hall Girls School is approximately one mile outside of the village. Further comprehensive facilities can be found in the nearby market town of Banbury that include the Castle Quay Shopping Centre and the Spiceball Leisure Centre. The M40 Jct 11 is to the east of the town gives access to both Birmingham and London. From Banbury there is also a mainline railway station with services to London Marylebone in under an hour.

### 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. Continue through the village and past the shops and then bear left at the mini roundabout onto the Barford Road then take the first left onto the Milton Road. Continue for a short distance where Ayres Drive will be seen as a turning on your left hand side, take the first right for Bridges Close and the property can be identified by our for sale board.

### Services

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

### Local Authority

Cherwell District Council. Tax band D.

### Viewings

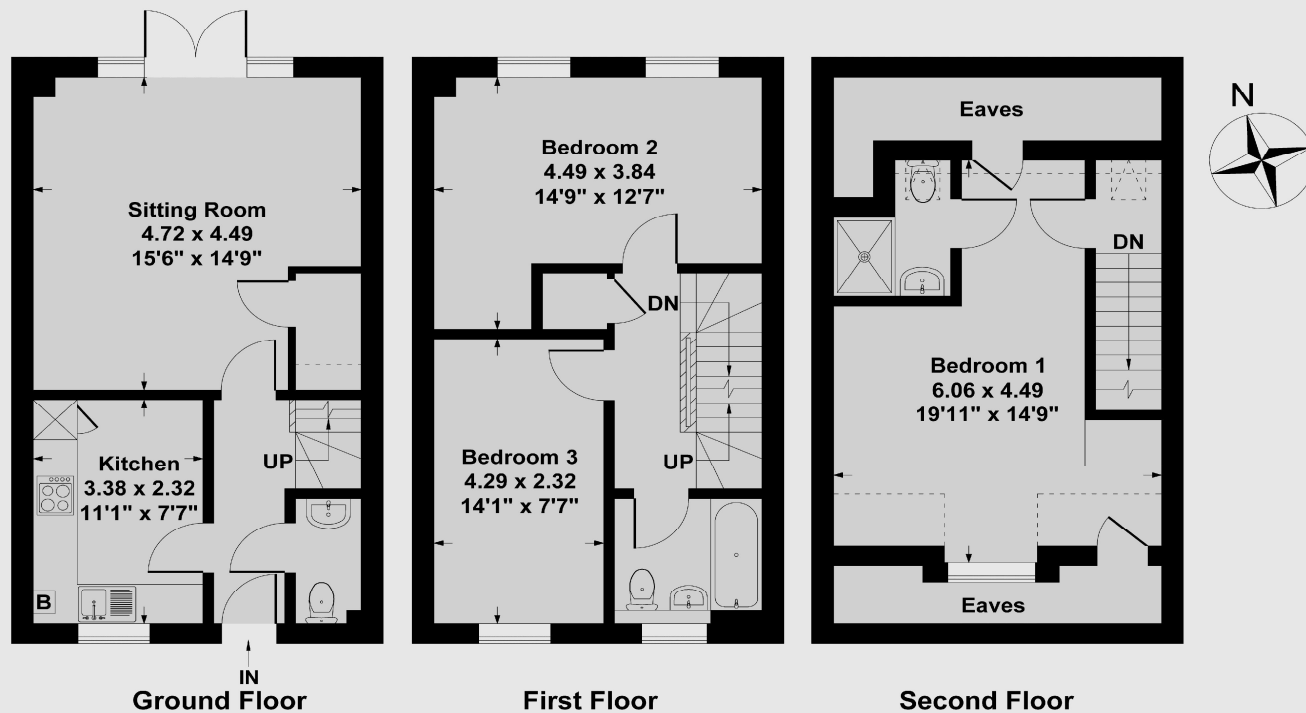
Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Asking Price: £340,000**





**Ground Floor Approx Area = 37.04 sq m / 399 sq ft**  
**First Floor Approx Area = 37.04 sq m / 399 sq ft**  
**Second Floor Approx Area = 25.69 sq m / 277 sq ft**  
**Total Area = 99.77 sq m / 1075 sq ft**

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

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

Property Misdescriptions Act 1991: The Agents have 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.



**ROUND & JACKSON**  
ESTATE AGENTS