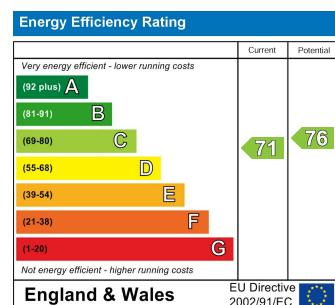


## Agents Note

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 sources 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.



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The Property  
Ombudsman



7 Lawrence Leys  
Bloxham

Anker

Approximate distances

Banbury 3 miles  
Chipping Norton 11 miles  
Junction 11 (M40 motorway) 6 miles  
Banbury railway station 5 miles  
Oxford 24 miles  
Stratford upon Avon 22 miles  
Leamington Spa 17 miles  
Banbury to Oxford by rail 19 mins  
Banbury to London Marylebone by rail 55 mins  
Banbury to Birmingham by rail 50 mins

**OFFERED TO THE MARKET CHAIN FREE IS THIS SPACIOUS FOUR BEDROOM DETACHED PROPERTY BENEFITTING FROM FOUR GENEROUS SIZED BEDROOMS, A SOUTH FACING REAR GARDEN PLUS A GARAGE AND OFF ROAD PARKING**

Entrance porch, entrance hall, living room/dining room, kitchen/breakfast room, conservatory, downstairs WC, four bedrooms, family bathroom, rear garden, garage, car port, driveway parking. Energy rating C.

£495,000 FREEHOLD



#### Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). On entering the village having passed The Warriner School on the left take the next turning left into Chipperfield Park Road followed by the next right into Colegrave Road. From here take the first left turn and then the first right turn into Lawrence Leys and the property will be found in front of you at the end of this road. A "For Sale" board has been erected for ease of identification.

#### Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, café, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service and doctor's surgery.

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:

- \* Entrance porch leading to the entrance hall.
- \* Entrance hall with doors to the living/dining room, kitchen and downstairs WC, understairs storage cupboard, stairs to first floor.
- \* The living/dining room has a large window to the front, gas fire with stone ornamental surround and mantle, space for dining room furniture at the rear of the room with a serving hatch through to the kitchen, patio doors to the conservatory.
- \* The conservatory is fitted with a tiled floor, electric radiator, a modern warm roof, fitted blinds, windows and French doors to the garden.
- \* Kitchen accessed off the hallway which is fitted with a range of base and eye level units with wooden worktops over, integrated oven and four ring gas hob with extractor, integrated dishwasher, integrated under counter fridge, space for tumble dryer, space and plumbing for washing machine, inset sink, space for breakfast table, door and window to rear garden. The wall mounted gas fired boiler is also in a cupboard in the kitchen.
- \* Downstairs WC accessed off the hallway with WC, wash hand basin and window to side.
- \* First floor landing with doors to all rooms, hatch to loft and airing cupboard housing the hot water tank.
- \* Bedroom one is a double with window to front.

\* Bedroom two is a double with window to rear and built-in storage cupboard.

\* Bedroom three is a double with window to rear and built-in wardrobe.

\* Bedroom four is a large single with window to front.

\* Family bathroom fitted with a corner shower cubicle, white WC and wash hand basin, tiled walls and floor, radiator, window to side.

\* The rear garden is mostly laid to lawn with a border of trees and shrubs, small patio and side entrance, access under the car port, personal door to garage.

\* Garage fitted with an up and over door, light, power and built-in work benches.

\* In front of the garage there is driveway parking for two vehicles and a small lawned area.

#### Services

All mains services are connected. The boiler is located in a kitchen cupboard.

#### Local Authority

Cherwell District Council. Council tax band E.

#### Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

#### Energy rating: C

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.