



13 Bartlett Road

Bloxham, Oxfordshire, OX15 4ST



ROUND & JACKSON  
ESTATE AGENTS





**An exceptionally well presented four bedroom detached house with spacious and well planned accommodation, a double garage and a landscaped garden located within a small and exclusive cul-de-sac on the edge of the village.**

#### The property

13 Bartlett Road, Bloxham is a superb modern family home which is very pleasantly located in a small, quiet cul-de-sac position within this highly regarded development on the edge of the village. The property has spacious accommodation arranged over two floors which is beautifully decorated and presented to a high standard. On the ground floor there is a large and welcoming hallway, a cloakroom/WC, a sitting room, a dining room with a bay window, a high quality kitchen/breakfast room with utility and a study with doors to the garden. On the first floor there is a large landing, a master bedroom with an en-suite, a guest bedroom with en-suite, two further double bedrooms and a family bathroom. To the side of the property there is a double garage and parking for four vehicles and to the rear there is a beautifully landscaped south facing garden which is ideal for relaxing and entertaining. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A very large and impressive entrance hallway with stairs to the first floor and doors to all ground floor accommodation.

#### Cloakroom

Wash hand basin and W.C.

#### Sitting Room

Windows to the front and side and ample space for lounge furniture.

#### Dining Room

A spacious reception room with a window to the front.

#### Study

Located to the rear with double doors opening to the garden.

#### Kitchen/Breakfast Room

A modern kitchen/breakfast with double doors to the rear garden. Fitted with a range of wall cabinets, base units and drawers with work surfaces over and a central island unit/breakfast bar. There is a one and a half bowl sink and draining board, a four ring gas hob with stainless steel splashback and extractor, a single oven and a dishwasher. Space for a fridge-freezer.



#### Utility Room

Fitted wall cabinets, work surfaces, sink and drainer, wall mounted boiler, space for a washing machine and tumble dryer. Door to rear garden.

#### First Floor Landing

A spacious and light landing with a hatch to the loft space and doors to all first floor accommodation.

#### Master Bedroom

A large double bedroom with built in wardrobes, windows to the front and side and an en-suite shower room.

#### Bedroom Two

A large double room with a window to the rear, fitted wardrobes and an en-suite shower room.

#### Bedroom Three

A double room with a window to the front and a fitted wardrobe.

#### Bedroom Four

A double room with a window to the rear and a fitted wardrobe.



### Family Bathroom

Beautifully fitted with a modern suite comprising a panelled bath, a wash hand basin and low level W.C. Attractive tiling, wood effect flooring.

### Outside

To the front of the property there is a small garden area and pathway giving access to the front door. To the side there is a large driveway which provides parking for four vehicles and leads to the double garage. To the rear of the property there is a beautifully landscaped garden which is laid to lawn with well stocked flower and plant borders with a decked seating area adjoining the house. At the foot of the garden there is a further raised decked seating area with a pergola, inset lighting and an attractive planting scheme. There is a useful covered storage area behind the garage and gated access to the side.

### 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 right onto Tadmarton Road and then take the second left hand turn into Faulkner Road. Take the right turn for Bartlett Road and follow the road around to the left where the property will be seen on your left hand side.

### 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 a post office, local shops, hairdressers, petrol station, Round & Jackson estate agents, 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. Soho Farmhouse is located approximately 7 miles away.

### Services

All mains services connected. The boiler is located in the utility room.

### Local Authority

Cherwell District Council. Tax band F.

### Tenure:

A freehold property

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Agents Notes:

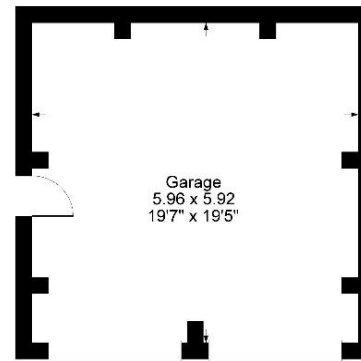
We understand that there is an estate charge of approximately £600 per year.

**Asking Price £650,000**

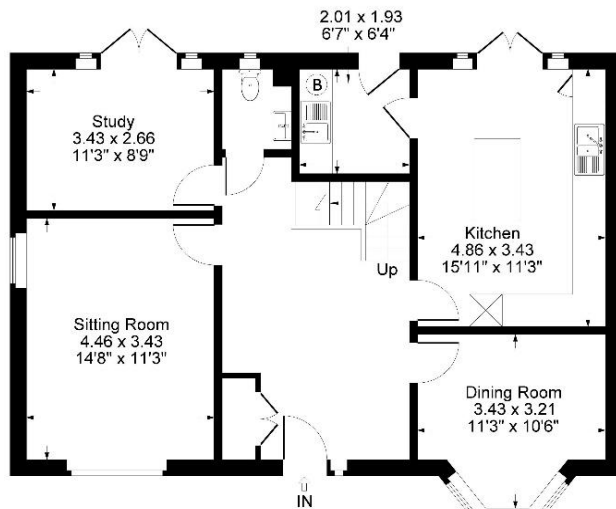




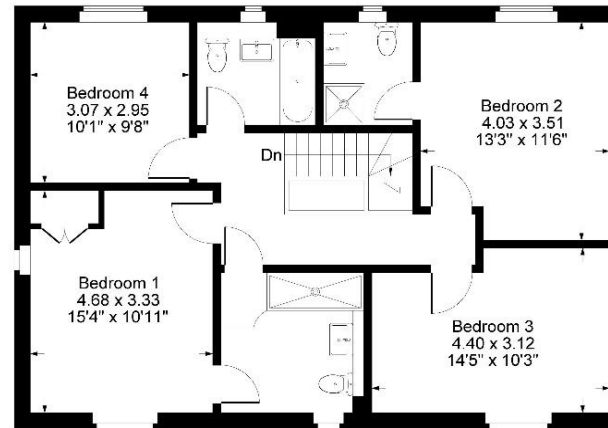
Approximate Gross Internal Area  
 Ground Floor = 77.74 sq m / 837 sq ft  
 First Floor = 76.38 sq m / 822 sq ft  
 Garage = 35.28 sq m / 380 sq ft  
 Total Area = 189.40 sq m / 2039 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Garage



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	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.

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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.



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