



46 Bloxham Road
Banbury



46 Bloxham Road Banbury, Oxfordshire, OX16 9JR

Approximate distances

Banbury 0.5 miles, Banbury railway station 1 miles
Junction 11 (M40 motorway) 2.5 miles, Oxford 20 miles
Stratford Upon Avon 20 miles, Leamington Spa 19 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 50 mins

A SUPERB DETACHED PERIOD HOUSE STANDING IN APPROXIMATELY A QUARTER OF AN ACRE WITH VERY SPACIOUS WELL PRESENTED ACCOMMODATION IDEAL FOR FAMILIES WHICH INCLUDES A SELF-CONTAINED ANNEXE AND A STUNNING OPEN PLAN LIVING KITCHEN EXTENSION TO THE REAR

Porch, hall, cloakroom, sitting room, open plan living kitchen/dining space, five bedrooms (four doubles), ensuite to main bedroom, family bathroom, ground floor self-contained one bedroom annexe, gas ch via rads, large frontage with extensive off road parking approached via double wooden ga, large west facing rear garden with range of outbuildings. Energy rating D.

£895,000 FREEHOLD



Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

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 superb individual detached brick built house dating back to the early 1930's since when there have only been three owners, with many original features including high ceilings, picture rails, wood floors and fireplaces.

- * Occupying a plot extending to approximately a ¼ of an acre with large west facing rear garden and a generous frontage providing extensive off road parking.

- * Extended in recent years to provide a stunning open plan living kitchen dining space at the rear featuring two sets of bi-fold doors, a vast number of units in grey and white in a well planned and practical layout with different cupboard sizes including double doors opening to tall shelved display cupboards with power and lighting and further storage below, a central island to the kitchen area with granite top over and integrated power point, granite work surfaces, separate wooden breakfast bar/work space, space for range cooker, integrated fridge, space for large American style fridge/freezer, two integrated dishwashers, utility cupboard with plumbing for washing machine and space for tumble dryer, lovely outlooks over the rear garden, generous living/dining space, exposed brickwork, skylight windows, oversized ceramic floor tiles seamlessly blending with matching external paving on the terrace.

- * Self-contained ground floor one bedroom annexe with direct access via a door at the side and doors leading to the main house have been retained if required. It includes an open plan living kitchen with a range of white shaker style units with integrated hob and extractor, fridge, dishwasher and washing machine, cupboard housing the wall mounted gas fired boiler (serving the whole property), cupboard housing the electrical installation (for the whole property).

- * Snug living space, large double bedroom, picture rails and large window to front, shower room with a white suite including a walk-in fully tiled shower, wash hand basin with cupboard under, WC, ceramic tiled floor, window.

- * Main double bedroom enjoying a double aspect with windows to front and rear and door to the ensuite shower room fitted with a white suite, heated towel rail and window.

- * Three further double bedrooms and a large single.

- * Family bathroom with a white suite comprising panelled bath with shower over with dual head fittings including a large overhead and handheld shower, large original wash hand basin, WC, radiator, heated towel rail and window, original wall tiling.

- * The rear garden is a particular feature of the property with a full width paved terrace and covered outdoor kitchen area with floor level lighting and large spotlight in the outdoor kitchen. Beyond this there are well tended lawns and borders with mature shrubs, fruit trees including Apple and Plum, flowering Cherry Tree, raised beds ideal for vegetables and herbs, a good range of outbuildings including a children's playhouse, a large shed/workshop with power and light connected, another shed and attached covered storage.



Services

All mains services are connected. The wall mounted gas fired boiler is located in the kitchen in the annexe.

Local Authority

Cherwell District Council. Council tax band F.

Directions

From Banbury town centre proceed in a southerly direction along South Bar and at the traffic lights turn right where signposted to Bloxham and Chipping Norton (A3610. Continue for approximately $\frac{1}{4}$ of a mile and the property will be found on the right hand side.

Viewing

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

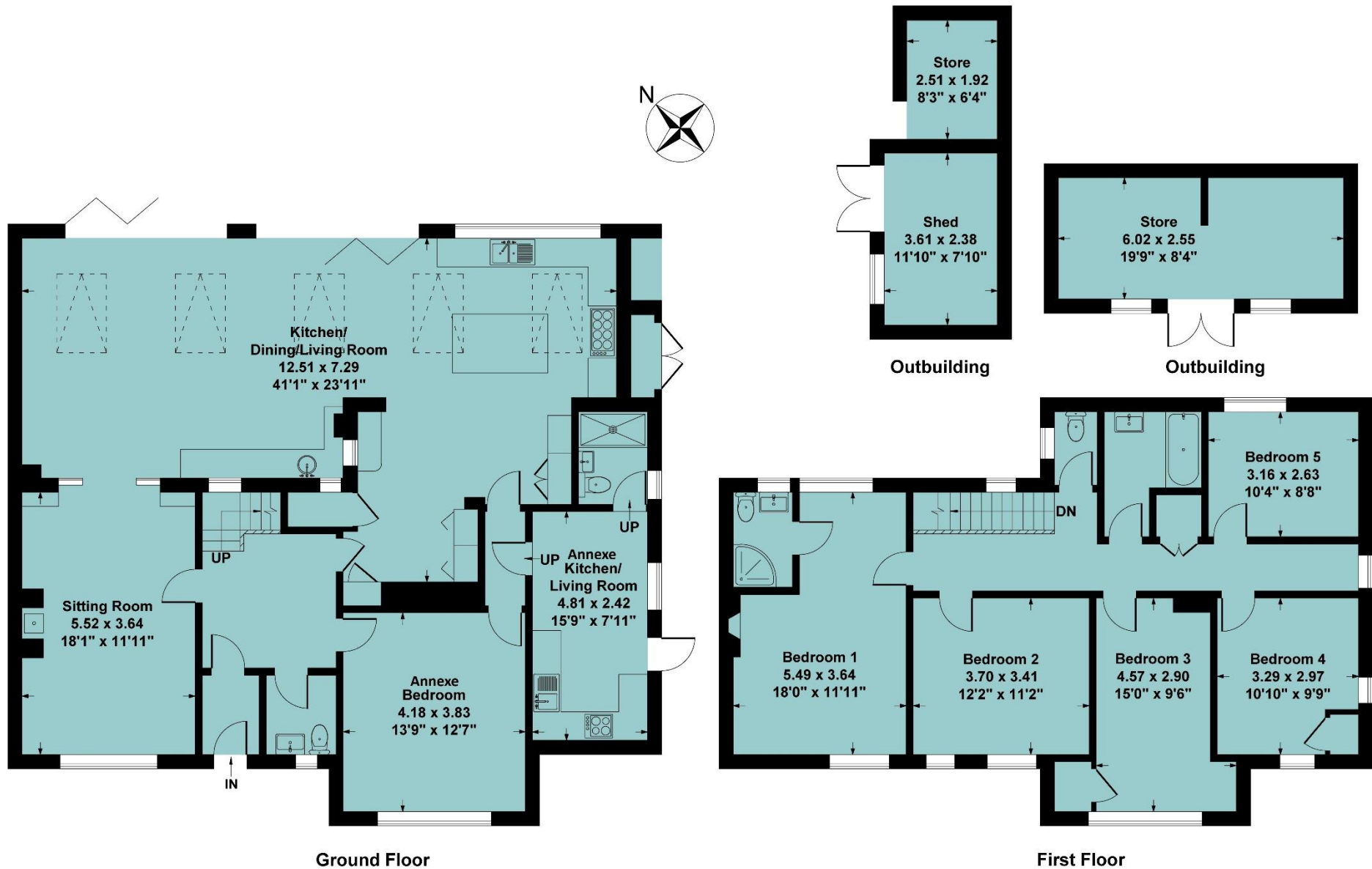
Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Agent's note

When the current owners were in the process of purchasing the property they carried out a Radon gas test which showed higher than average readings and they therefore installed a Radon sump and extraction system which we understand has had the desired effect resulting in lower than average readings. There are small unobtrusive vents in the sitting room, kitchen and landing areas with controls and an isolator switch in the ground floor cloakroom.





Ground Floor Approx Area = 144.37 sq m / 1555 sq ft
 First Floor Approx Area = 86.63 sq m / 933 sq ft
 Outbuildings Approx Area = 29.21 sq m / 314 sq ft
 Total Area = 260.21 sq m / 2802 sq ft

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	57	73
EU Directive 2002/91/EC		

