



16 Greenhills Park, Bloxham, Banbury, Oxon OX15 4TA
£524,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





An extremely well presented four bedroom detached house benefiting from double garage and driveway located in the heart of this sought after village.

Entrance hall | Cloakroom | Utility room | Open-plan living room/kitchen/dining room | Four bedrooms | Bathroom | UPVC double glazing throughout | Gas central heating | Double garage | Driveway | Enclosed rear garden | Fully insulated garden room and decking | Garden to front

Located within walking distance of an array of amenities, an extremely well presented four bedroom detached house providing well-proportioned accommodation throughout, benefiting from generous size rear garden and garden office.

Ground Floor

Double glazed front door leads to entrance hall. Tiled flooring throughout the ground floor.

Entrance hall: Stairs rising to first floor. Useful understairs storage cupboard.

Cloakroom: White suite comprising of wall handbasin and low level WC. Wall mounted Baxi gas boiler for domestic hot water and central heating.

Utility room: Range of wall and base units. Belfast inset sink unit. Work surface, free space and plumbing for washing machine. Space for tumble dryer. Tiling to splashback areas. Heated towel rail. Double glazed window to front aspect.

From the hallway door through to open-plan living/kitchen/dining room.

Living area: Window to rear aspect. Double glazed doors giving access to rear.

Dining area: Door to side aspect.

Kitchen: Comprising of comprehensive range of contemporary white fronted shaker style wall and base units. Ample work surfaces. Tiling to splashback areas. Integrated 5 ring gas hob with extractor over. Stainless steel double oven, grill and microwave. Integrated dishwasher. Window to front. Recessed spotlights. Space for American style fridge/freezer.

First Floor

Half landing: Double glazed window to side aspect.

Main landing: Access to loft. Airing cupboard housing hot water tank and immersion heater.

Bedroom one: Double bedroom to rear aspect. Fitted wardrobes.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Double bedroom to front aspect. Fitted wardrobes.

Bedroom four: Double bedroom to front aspect.

Bathroom: White suite comprising of panelled bath with Acqualisa thermostat shower over. Mixer tap shower over bath. Wall hung handbasin. Low level WC. All walls are fully tiled. Tiled flooring.

Outside

Rear garden: Predominately laid to lawn. Enclosed by fencing. Hardstanding for sheds. Outside tap. The garden measures approximately 50 ft sq.

Garden room: Timber construction. Fully insulated. Two walls are fully tiled. Tiled floor. Light and power connected. Window overlooking garden. Double doors. Currently used as a dog grooming parlour.

Double garage attached to the side of the property of brick construction. Roller door to front. Light and power connected. Door to side giving access to garden. Outside tap.

Concrete **driveway** in front of the garage providing off road parking for several vehicles.

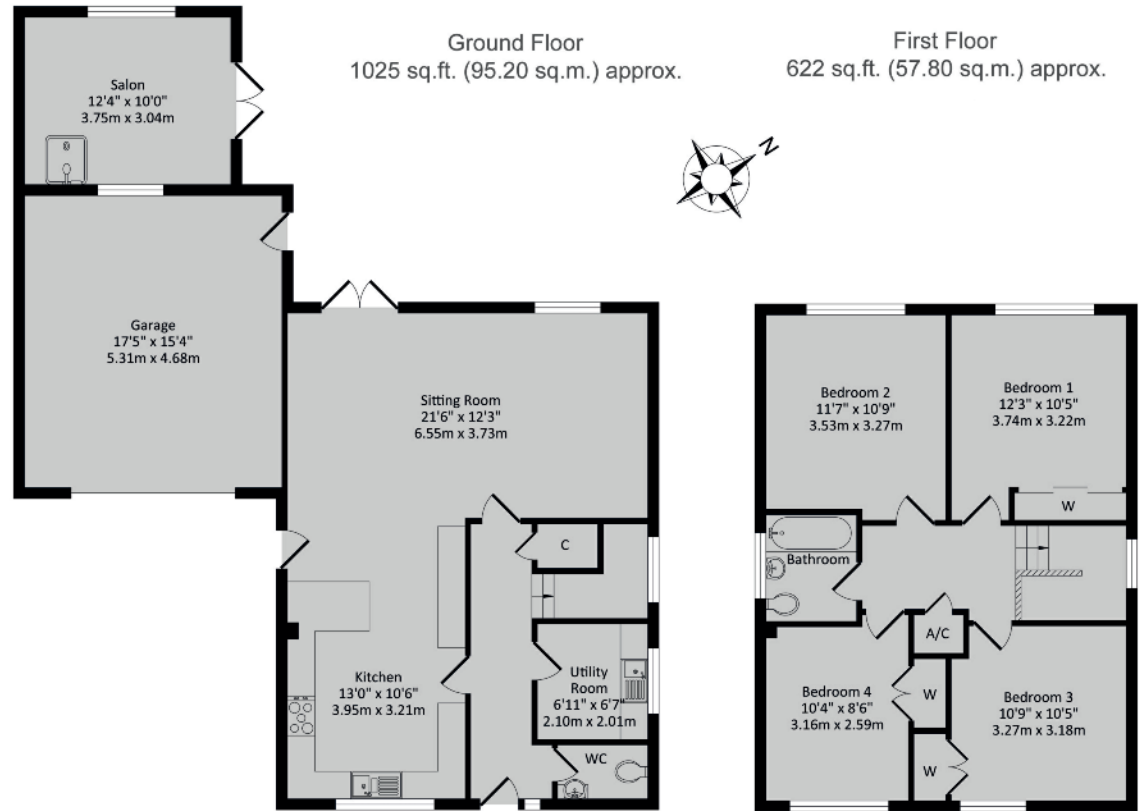
Front: Open-plan, laid to lawn. Areas laid to shingle. Outside tap. Pathway front to back.

Services: All Council Tax Banding: E
Authority: Cherwell District Council





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL APPROX. FLOOR AREA 1647 sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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