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

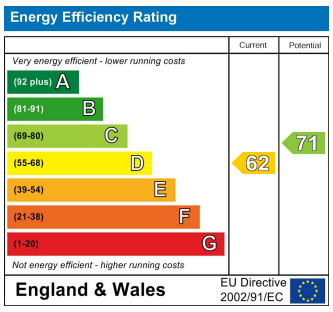
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.



Ground Floor Approx Area = 77.07 sq m / 830 sq ft
First Floor Approx Area = 59.29 sq m / 638 sq ft
Garage Approx Area = 33.02 sq m / 355 sq ft
Outbuilding Area = 5.91 sq m / 64 sq ft
Total Area = 175.29 sq m / 1887 sq ft

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

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has 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.



15 Painters Close
Bloxham

Anker

15 Painters Close, Bloxham, Oxfordshire, OX15 4QY



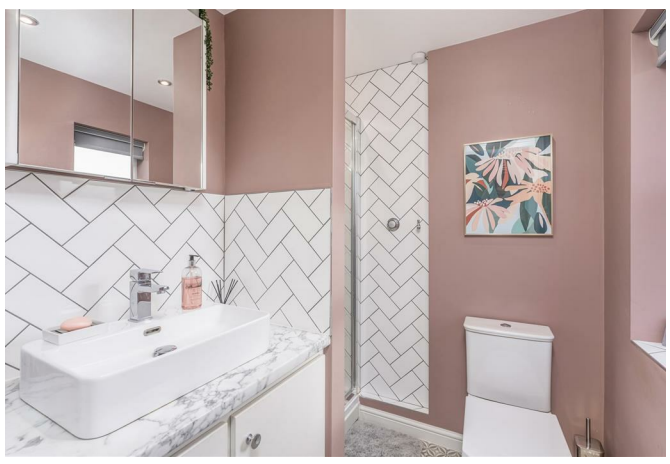
Approximate distances
Banbury town centre 4 miles
Chipping Norton 10 miles
Junction 11 (M40 motorway) 6 miles
Banbury railway station 5 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

ANKER & PARTNERS ARE PLEASED TO OFFER TO THE MARKET THIS REMARKABLY WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY LOCATED IN A QUIET CUL-DE-SAC JUST A SHORT WALK FROM LOCAL SCHOOLS, PARKS AND AMENITIES BENEFITTING FROM A MODERN KITCHEN/DINING/FAMILY ROOM, AN ENSUITE TO THE MASTER BEDROOM PLUS A DETACHED DOUBLE GARAGE AND OFF ROAD PARKING

Entrance hall, living room, kitchen/dining/family room, study, cloakroom, four double bedrooms, ensuite to master, family bathroom, garden utility room, detached double garage, driveway parking, front and rear gardens. Energy rating D.

£674,995 FREEHOLD











Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). After approximately 3 miles Bloxham will be reached. Travel into the village and before reaching Bloxham School turn right into Courtington Lane. Continue along this road taking the third turning on the left into Painters Close. The property can be found at the end of the cul-de-sac on the left hand side and can be recognised by our "For Sale" board.

Situation

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

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 hall with engineered Oak flooring, doors to the living room, study/playroom, kitchen/dining room and WC, understairs storage and stairs to first floor.

* Dual aspect living room with windows to front, patio doors opening to the garden, two windows to the side and gas fire with an ornamental marble surround and mantle.

* Study/playroom with bay window to rear overlooking the garden, engineered Oak flooring continued from the hallway, built-in media wall storage unit.

* Kitchen/dining/family room refitted with a modern Hunts range of base and eye level units with Caesar stone worktops over, integrated Neff double oven, kitchen island with Neff five ring gas burner with extractor over, Neff dishwasher, Bosch integrated fridge freezer, large integrated pantry cupboard, engineered Oak flooring, two velux windows above the dining space with built-in blinds, two windows to the front, window and patio doors to rear garden, ample space for dining furniture.

* Downstairs cloakroom with WC, wash hand basin and window to front.

* First floor landing with doors to all rooms, hatch to loft and airing cupboard housing the hot water tank.

* The master bedroom is a double with a window to front, built-in wardrobes and a refitted ensuite comprising a vanity wash hand basin, WC and rainfall style shower with smart start/stop button, mirrored wall cabinet, heated towel rail and window to front.

* Bedroom two is a double with window to front and a built-in wardrobe.

* Bedroom three is a double with window to rear.

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

* Family bathroom fitted with a white suite comprising bath with shower over, WC and his and hers wash hand basins, heated towel rail, part tiled walls and a window to the rear.

* In the rear garden there is a substantial insulated garden room which is currently being used as a utility and has water, lighting and power and space for washing machine, tumble dryer, fridge and freezer.

* The rear garden is walled and mostly laid to lawn with a patio area and a path leading to the gated side access. There is a border of planted beds with shrubs and trees.

* To the front there is a large lawned area, a detached double garage fitted with two up and over doors, light, power and storage in the eaves and a driveway for several vehicles.

Services

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

Local Authority

Cherwell District Council. Council tax band F.

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.

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 £35 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.