



Egremont, Banbury Road
Bloxham, OX15 4PB



ROUND & JACKSON
ESTATE AGENTS





An impressive and extended three-bedroom home with spacious accommodation, ample driveway parking, a large garage and a magnificent, beautifully landscaped rear garden extending to just under 200 feet.

The Property

Egremont is an impressive and extended three-bedroom home, pleasantly situated on Banbury Road within the highly sought-after village of Bloxham. The property provides spacious and well-proportioned accommodation, beginning with a large entrance hall and continuing into a bay-fronted sitting room with a fireplace. At the rear is an extended dining room with double doors opening directly onto the garden, together with a modern fitted kitchen which also has garden access. On the first floor are two double bedrooms, a single bedroom and a modern family bathroom. The principal bedroom is particularly attractive, with a bay window overlooking the front. Outside, the property has driveway parking for approximately three to four cars. The driveway continues along the side of the house and leads to a large single garage. The outstanding feature of the property is the magnificent rear garden, which extends to just under 200 feet. Beautifully landscaped and offering an excellent degree of privacy, it includes a patio adjoining the house, an extensive lawn, well-stocked flower and shrub borders and a substantial outbuilding at the foot of the garden.

Entrance Hallway

A large and welcoming entrance hall provides a spacious introduction to the property. There are doors leading to all ground floor accommodation and a staircase rising to the first-floor landing.

Sitting Room

A generous reception room situated at the front of the house, with an attractive bay window allowing plenty of natural light into the room. A fireplace provides a focal point, and there is ample space for a variety of sitting-room furniture.

Dining Room

The dining room has been extended to create a particularly spacious and versatile reception area. Positioned at the rear of the property, it enjoys views over the exceptional garden, with double doors providing a direct connection to the patio and outside space.

Kitchen

A modern fitted kitchen arranged across the rear and side of the property, with a good range of storage units, space and plumbing for a dishwasher, tumble dryer, washing machine, fitted fridge-freezer and work surfaces over. A door opens directly onto the rear garden.



First Floor Landing

The landing has a window to the side, providing natural light, and doors leading to all three bedrooms and the family bathroom.

Bedroom One

A spacious double bedroom positioned at the front of the house. An attractive bay window creates additional space and provides plenty of natural light, with ample room for a full range of bedroom furniture.

Bedroom Two

A further well-proportioned double bedroom situated at the rear, enjoying a pleasant outlook over the long and beautifully maintained garden.

Bedroom Three

A comfortable single bedroom positioned at the rear of the property. This room would also be suitable for use as a nursery, dressing room or home office.

Bathroom

The modern family bathroom is situated at the front of the first floor and is fitted with a contemporary suite; there is a power shower and high-level toilet fitted.



Outside

To the front of the property is a driveway providing off-road parking for approximately three to four vehicles. The driveway continues along the side of the house and leads to a large single garage offering excellent storage or workshop space. The magnificent rear garden extends to just under 200 feet and enjoys a high degree of privacy. Immediately adjoining the house is a patio ideal for outdoor dining and entertaining, beyond which lies an extensive lawn with beautifully established and well-stocked flower and shrub borders. A substantial outbuilding at the foot of the garden provides valuable additional storage or hobby space.

Garage

A large single garage situated behind the house and approached via the driveway. It provides excellent storage and workshop space.

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 post office, local shops, hairdressers, petrol station, 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 a private members club which is located 8 miles away.



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. Continue past the turnings for Chipperfield Park Road and Temple Close where the property will be found on the left hand side.

Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Offers Over: £450,000





Ground Floor Approx Area = 54.38 sq m / 585 sq ft
First Floor Approx Area = 43.32 sq m / 466 sq ft
Garage Approx Area = 32.66 sq m / 352 sq ft
Total Area = 130.36 sq m / 1403 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		65 D	78 C

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