



Connells

Maule Close
Bloxham Banbury

Maule Close Bloxham Banbury OX15 4TR

for sale
£600,000



Property Description

Bloxham is one of the most popular & sought after villages in the local area, with it being so well served by a range of daily amenities.

To name a few, post office co-op store, three public houses, fish & chip shop, petrol garage, vets, doctors, dentists, a variety of sports clubs, and superb schooling options for all ages.

Banbury and Chipping Norton are easily accessed along the A361, along with Soho Farmhouse, the Cotswolds & beyond. Commuters using the railway can find regular services to Oxford, London & Birmingham at Banbury.

Entrance Porch

Door into Double garage and door into Entrance Hall.

Entrance Hall

Access to ground floor rooms and stairs rising to the first floor.

Cloakroom

Double glazed window to the side aspect. Comprises of a low level wc and wash hand basin.

Study

7' 10" x 10' (2.39m x 3.05m)

Three windows to the side aspect overlooking

the Entrance porch.

Lounge

12' 3" x 19' 11" (3.73m x 6.07m)

Double glazed windows to the front and bay window to the side aspect, fireplace and french doors into the dining room.

Dining Room

11' x 10' 3" (3.35m x 3.12m)

Door into Kitchen and Conservatory.

Kitchen

11' 9" x 15' 8" (3.58m x 4.78m)

Double glazed window to the rear aspect. A range of wall and base mounted units with worksurfaces over and incorporating a stainless steel sink/drain unit with tiled splasbacks. Integrated oven and grill with gas hob and cookerhood over. Space and plumbing for dishwasher.

Utility/Boot Room

Double glazed windows to the rear and door to the side. Central Heating Boiler and a range of wall and base mounted units with plumbing & space for washing machine and space for tumble dryer.

Conservatory

Of brick and upvc construction overlooking the rear garden

First Floor

Landing

Double glazed window to the side aspect. An L shaped lading with access to first floor rooms and Airing cupboard with hot water cylinder.

Bedroom One

10' 10" x 12' 9" (3.30m x 3.89m)
Double glazed window to the rear aspect and built in wardrobes, door into Ensuite.

Ensuite

Double glazed frosted window to the rear aspect. Suite comprises of a low level wc, wash hand basin and paneled bath.

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)
Double glazed window to he rear aspect, built in double wardrobes.

Bedroom Three

11' 2" x 7' 11" (3.40m x 2.41m)
Double glazed window to the front aspect, built in double wardrobes.

Bedroom Four

7' 10" x 8' 4" (2.39m x 2.54m)
Double glazed window to the front aspect, built in wardrobes.

Bathroom

Double glazed window to the rear aspect.

Walk in wet room with shower, low level wc and wash hand basin.

Outside

Garage

18' 11" x 19' 4" (5.77m x 5.89m)

Front Garden

Double driveway to garage and mainly laid to lawn with some scrub borders and ramp access to Entrance Porch.

Rear Garden

An enclosed rear garden with patio area on a good plot with a number of trees and plantings then mainly laid to lawn. Greenhouse.

Double Garage

18' 11" x 19' 4" (5.77m x 5.89m)
Up and over doors with power and light

Bloxham

Bloxham is a village and civil parish in northern Oxfordshire several miles from the Cotswolds, about 3 miles (5 km) southwest of Banbury. It is on the edge of a valley and overlooked by Hobb Hill The village is on the A361 road. The 2011 Census recorded the parish's population as 3,374.

Amenities

Bloxham has two County schools. Bloxham Church of England primary school in Tadmarton Road is for pupils 5–11 years old The Warriner School in Banbury Road is a









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309234



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN309234 - 0008