



15 Bridges Close  
Bloxham, OX15 4FS



ROUND & JACKSON  
ESTATE AGENTS





**A modern three-bedroom stone-built terraced house in the sought-after village of Bloxham, with a good-sized rear garden, garage and driveway parking. No onward chain.**

### The property

Situated in the popular village of Bloxham, this modern three-bedroom stone-built terraced house offers well-proportioned accommodation arranged over two floors and benefits from a larger-than-average garage, driveway parking and an attractive rear garden. The accommodation is entered via an entrance hallway with a cloakroom/WC and stairs rising to the first floor. To the front of the property is a kitchen/breakfast room, while to the rear is a spacious sitting room with views and access to the rear garden. On the first floor, the landing provides access to the principal double bedroom, which benefits from an en-suite shower room, a further double bedroom, a single bedroom and a family bathroom. Outside, the rear garden enjoys a patio adjoining the house, leading onto a generous lawned garden with a summer house. At the foot of the garden, gated access leads to a larger-than-average single garage situated beneath a coach house, together with driveway parking for one vehicle. We have prepared a floor plan to show the room sizes and layout; some of the main features include:

### Entrance Hallway

Stairs rising to the first floor with doors leading to all ground floor accommodation.

### WC

Fitted with a white suite comprising a low-level WC and wash hand basin. Tiled flooring and tiled splash backs.

### Sitting Room

A spacious sitting room with a window to the rear aspect and a glazed door providing access to the rear garden. There is a large understairs storage cupboard and ample space for a range of living room furniture.

### Kitchen/Breakfast Room

Fitted with a range of oak-effect wall and base units with work surfaces and matching upstands over. Integrated appliances include an electric oven, four-ring gas hob with extractor hood over, and a dishwasher. There is space and plumbing for a washing machine and space for a fridge-freezer. Further features include a sink and drainer, tiled flooring, a window to the front aspect, and space for a breakfast table and chairs. The Ideal gas-fired boiler is housed within one of the kitchen cupboards.



### First Floor Landing

Doors leading to all first-floor rooms. Loft hatch providing access to the roof space, which is partly boarded and fitted with lighting. Built-in storage cupboard with shelving.

### Bedroom One

A good-sized double bedroom with a window to the front aspect and space for wardrobes and bedroom furniture. Door leading to the en-suite.

### En-Suite

Fitted with a white suite comprising a shower cubicle with electric shower, low-level WC and wash hand basin. Heated towel rail, vinyl flooring and tiled splash backs.

### Bedroom Two

A double bedroom with a window to the rear aspect.

### Bedroom Three

A single bedroom with a window to the rear aspect.

### Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower over, low-level WC and wash hand basin. Vinyl flooring, tiled splash backs, heated towel rail and a window to the front aspect.



#### Rear Garden

A large paved patio adjoins the rear of the property and benefits from an outside tap. A garden arch leads through to the main lawned garden, which is complemented by established trees and planting. To the rear of the garden is a gravelled seating area with a timber summer house, which has power connected. A further gravelled area provides useful storage space, ideal for wheelie bins, and gated access to the garage and parking area.

#### Front Garden

Laid mainly to lawn with established shrubs and borders. A paved pathway leads to the front door beneath a canopy porch.

#### Single Garage

A larger-than-average single garage situated beneath a coach house, being the left-hand garage when facing the block. The garage benefits from an up-and-over door and driveway parking in front for one vehicle.

#### Situation

Bloxham is a large ironstone village southwest 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.



#### 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 through the village and past the shops and then bear left at the mini roundabout onto the Barford Road then take the first left onto the Milton Road. Continue for a short distance where Ayres Drive will be seen as a turning on your left hand side, take the first right for Bridges Close and the property can be identified by our for sale board.

#### Services

Services All mains services connected. The gas fired boiler is in the kitchen.

#### Local Authority

Cherwell District Council. Tax band D.

#### Viewings

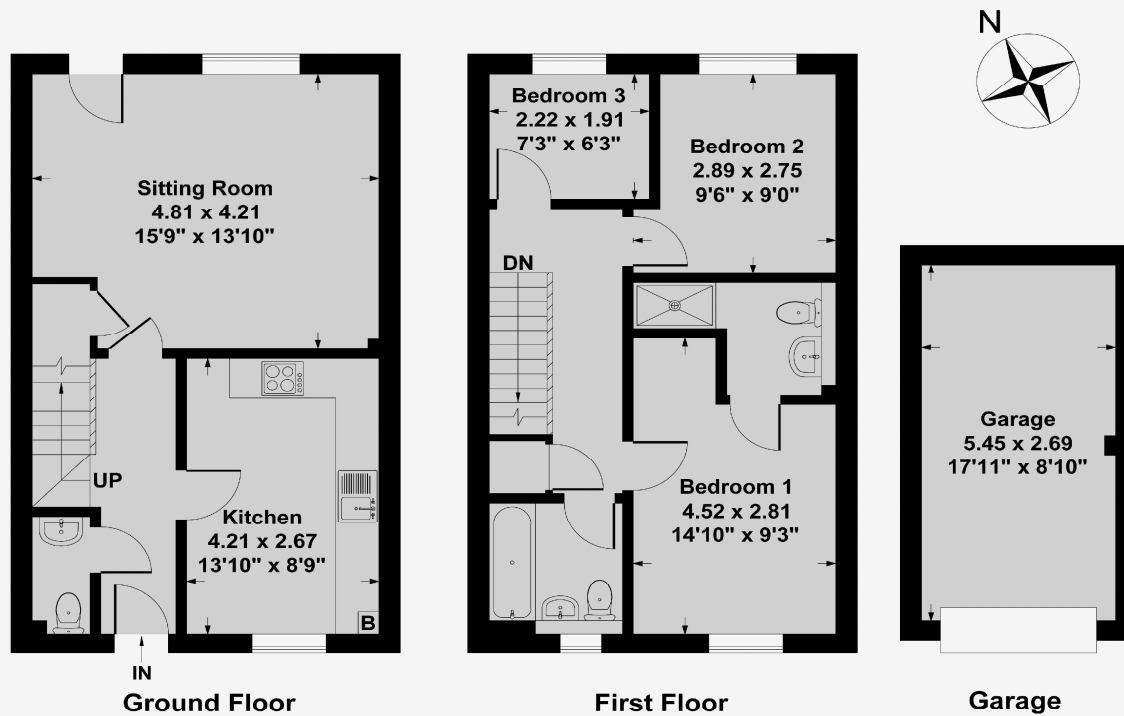
Strictly by prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

**Asking Price: £320,000**





**Ground Floor Approx Area = 41.22 sq m / 444 sq ft**  
**First Floor Approx Area = 41.22 sq m / 444 sq ft**  
**Garage Approx Area = 14.66 sq m / 158 sq ft**  
**Total Area = 97.10 sq m / 1046 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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