



Ardell House, Cumberford Hill
Bloxham, Banbury, OX15 4HL



ROUND & JACKSON
ESTATE AGENTS





A characterful stone-built five-bedroom home, offering versatile accommodation and an elevated lawned garden. Located in Bloxham, close to local amenities and schooling.

The property

Ardell House is a charming stone-built five-bedroom home, rich in character and offering spacious and highly versatile accommodation arranged over two floors. Situated in the popular village of Bloxham, the property is conveniently located close to local schooling and everyday amenities, making it ideal for family living. The ground floor comprises a welcoming entrance hallway, a well-appointed kitchen with adjoining breakfast room, and a large sitting/dining room providing an excellent space for both relaxation and entertaining. There is also a useful utility area and a cloakroom/WC. On the first floor, a spacious, bright and airy landing leads to five bedrooms and two bathrooms, offering flexible accommodation to suit a variety of needs. To the rear of the property, there is a courtyard area with steps rising to a generous lawned garden, enjoying an elevated position and providing a pleasant outdoor space. We have prepared a floorplan to show the room sizes and layout, some of the main features include;

Entrance Hallway

A welcoming hallway with tiled flooring throughout and stairs rising to the first floor. There is a useful understairs cupboard and doors leading to the sitting/dining room, kitchen, and utility area, all with attractive stripped four-panel doors.

Sitting/Dining Room

A spacious and characterful reception room featuring a central fireplace with a log-burning stove, exposed beams and two windows to the front aspect provide natural light. The room is open-plan, leading into a dining area with windows and French doors opening onto the rear garden.

Kitchen/Breakfast Room

A generous kitchen/breakfast room fitted with a range of shaker-style cabinets with worktops over and tiled splashbacks. There are windows to both the front and rear aspects, allowing for plenty of natural light. The Belling range cooker and extractor hood are included in the sale, and there is space and plumbing for a dishwasher, along with space for a freestanding fridge freezer. A sink and drainer is inset, and tiled flooring continues throughout, with ample space for a table and chairs.

Utility Room and W.C

A good-sized utility room fitted with base-level cabinets, wooden worktops, and an inset Belfast sink. There is a built-in cupboard with space and plumbing for a washing machine and tumble dryer. A stable door and window provide access and light from the rear aspect. A further door leads into the WC, which is fitted with a white suite comprising a low-level WC and wash hand basin with vanity storage beneath. A window to the side aspect, and continuation of the tiled flooring.



First Floor Landing

A spacious, bright and airy landing with a large Velux roof window allowing for excellent natural light. Stripped four-panel doors lead to all rooms. There is access to the loft space, which is fully boarded with lighting, and a built-in cupboard housing the Worcester boiler and pressurised hot water system.

Bedroom One

A large principal bedroom with fitted wardrobes to one wall and a window to the front aspect.

Bedroom Two

A spacious double bedroom with a window to the rear aspect and a built-in wardrobe.

Bedroom Three

A double bedroom with a window to the front aspect.

Bedroom Four

A single bedroom with built-in cupboards and drawers and a window to the front aspect. This is currently used as a home office.

Bedroom Five

A single bedroom with a window to the rear aspect.



Shower Room

Fitted with a white suite comprising a corner shower with rainfall showerhead and handheld attachment, low-level WC, and a wash hand basin. There is attractive tiling, tiled flooring, and a window to the rear aspect.

Family Bathroom

A spacious bathroom fitted with a white suite including a freestanding bath, low-level WC, and wash hand basin. There is attractive wall panelling, built-in storage, tiled flooring, and two windows to the rear aspect.

Outside

To the rear of the property, there is a paved courtyard area directly behind the house, with steps leading up to the main garden. There is a useful shared side access passageway providing access from the front of the property to the rear garden. Immediately behind the house is a pleasant recessed seating area with lighting and an electric heater, creating an ideal space for evening use. Steps rise to a large, elevated lawned garden, which is well-maintained and enjoys a pleasant outlook. The garden benefits from power and lighting, along with a gravelled area, pergola, and a combination of paved and decked seating areas at the far end. There are a variety of established plants, shrubs, and trees, as well as a useful storage shed.



Situation

Bloxham is located south west of Banbury on the A361 Chipping Norton Road. Within the village there is a range of amenities including a post office, local shops, petrol station, choice of public houses and doctors surgery. Schooling within the village includes primary, secondary and also Bloxham public school. There is a fine church dating principally from the 14th Century and some of the sporting facilities at Bloxham School are available to residents of the village during off peak periods and holidays. Bloxham is approx. 3 miles from Banbury mainline train station with an excellent service to London Marylebone. There is also easy access to junction 11 of the M40 motorway.

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. Travel through the village and take the second exit at the mini roundabout and then take the first right turn into Cumberford Hill. Ardell House can be found shortly on your left hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £535,000

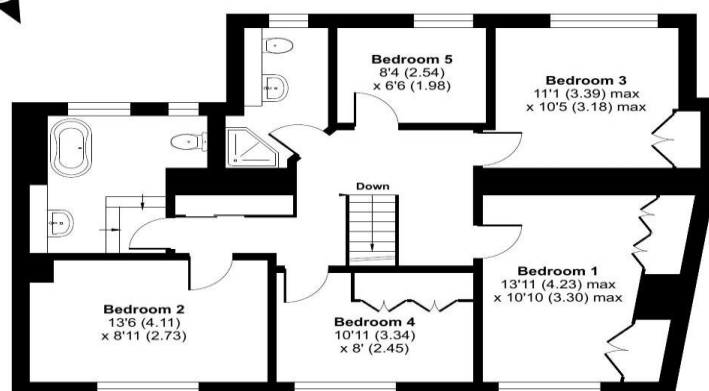




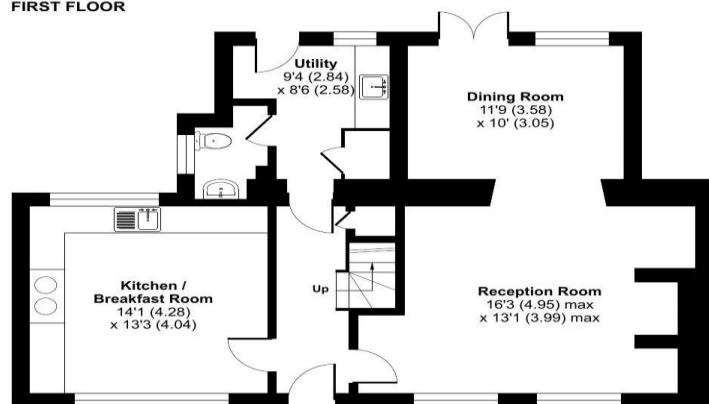
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Approximate Area = 1649 sq ft / 153.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nacheom 2026. Produced for Round & Jackson Estate Agents. REF: 1431729



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

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