



5 Crab Tree Close, Bloxham, Banbury, Oxon OX15 4SE  
Guide Price £400,000 Freehold

Stanbra  
Powell

Estate Agents  
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Property Lettings







## *Well presented four bedroom stone built property*

Entrance hallway | Kitchen/breakfast room | Living/dining room | Master bedroom with en-suite shower room, three further first floor bedrooms | Family bathroom | Rear garden | Single garage | Parking

Located in a much sought after village in the heart of Bloxham is this well presented four bedroom stone built property, set in this exclusive development on the edge of the village. The property benefits from kitchen/breakfast room, living/dining room, cloakroom, four bedrooms with en-suite to master, family bathroom, pleasant rear garden, single garage and parking.

### Ground Floor

Entrance via front door to entrance hallway.

**Entrance hallway:** Laminate wood flooring. Radiator. Understairs storage cupboard. Wall mounted fuse box. Stairs rising to first floor.

**Cloakroom:** Two piece white suite, comprising low level WC wash hand basin, radiator, laminate wood flooring and extractor fan.

**Kitchen breakfast room:** Range of modern base and eye level units with laminate worktop. Built-in stainless steel sink unit. Built-in oven, 4 ring gas hob with extractor hood above. Built-in fridge/freezer, dishwasher, and washing machine. Tiling to splashback areas. Cupboard housing, Baxi boiler which was installed in November 2025. Hardwood double glazed window to front aspect overlooking tree line. Plenty of space for table and chairs. Lime wood flooring. Radiator.

**Living/dining room:** Spacious L-shaped living/dining room with double doors opening out onto rear garden. Double glazed window overlooking the rear garden. Space for sofa suite, dining table and chairs.

### First Floor

**Landing:** Access to a first floor accommodation. Radiator. Airing cupboard housing hot water tank. Door to stairwell.

**Bedroom four:** Good sized single bedroom with a double glazed window overlooking rear garden. Radiator.

**Bedroom three:** Good size double bedroom with double glazed window overlooking rear garden. Radiator.

**Family bathroom:** Three piece white suite comprising low level WC, wash hand basin and panel bath with bar shower over. Tiling to splashback areas. Laminate wood flooring. Radiator.

**Bedroom two:** Large double bedroom which is the full width of the property. Two double glazed windows overlook tree line to front aspect. Jack and Jill door into family bathroom.

**Master bedroom:** Spacious double bedroom with double glazed dormer windows to rear and front aspect overlooking fields. Two radiators.

**Spacious en-suite:** Three piece white suite comprising low level WC, wash hand basin and double shower cubicle with Bar shower over. Tiling to splashback areas. Radiator. Extractor.

### Outside

**Front:** Pathway to front door, flanked either side by areas laid to bark, enclosed by low level hedging.

**Rear garden:** South facing aspect, stepping out onto raised decking area. The rest of the garden is mostly laid to lawn with a pathway leading to the rear and a plum slate border. To the rear of the garden is a second decked area and access to the garage.

**Garage:** Metal up and over door. Power and light connected. In front of the garage there is **allocated parking**.

### Bloxham

The village of Bloxham can be found approximately 5 miles from Banbury and offers a range of amenities including post office, choice of public houses and doctors surgery. Schooling in the village offers primary, secondary and also Bloxham private school.

Services: All Council Tax Banding: E  
Authority: Cherwell District Council

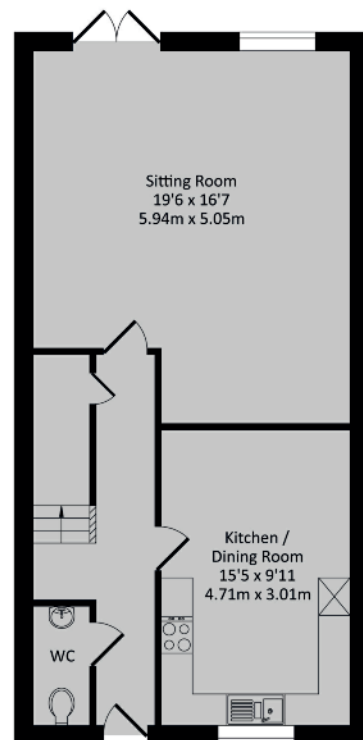




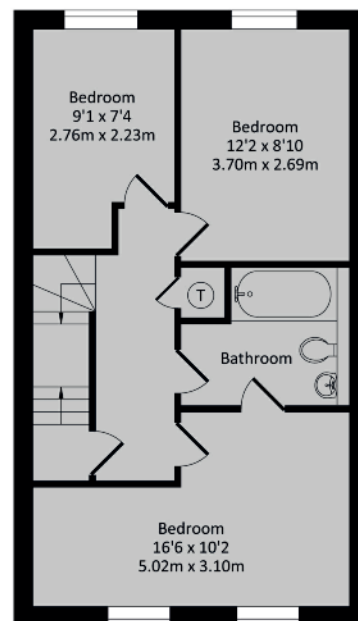




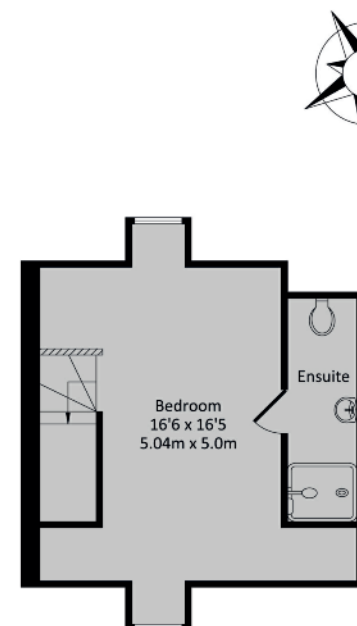
Ground Floor  
 Approx. Floor  
 Area 584 Sq.Ft.  
 (54.3 Sq.M.)



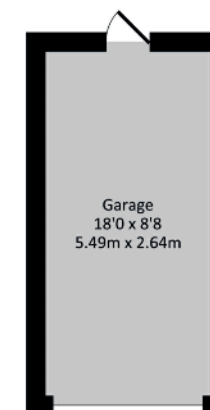
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 Approx. Floor  
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 (46.5 Sq.M.)



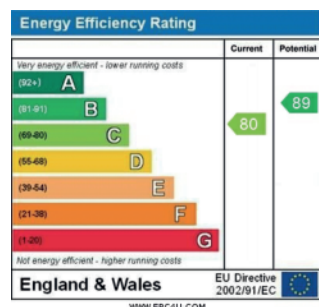
Second Floor  
 Approx. Floor  
 Area 284 Sq.Ft.  
 (26.3 Sq.M.)



Garage  
 Approx. Floor  
 Area 157 Sq.Ft.  
 (14.6 Sq.M.)



(Not Shown In Actual  
 Location / Orientation)



**Total Approx. Floor Area 1525 Sq.Ft. (141.7 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,  
 Oxon OX16 0AA  
 t: 01295 221100  
 e: post@stanbra-powell.co.uk

**stanbra-powell.co.uk**

