

Connells

Gascoigne Way
Bloxham Banbury

Gascoigne Way
Bloxham Banbury OX15 4TJ

for sale offers in excess of
£600,000







Property Description

An exceptionally well-presented and significantly upgraded detached family home, occupying a tucked-away position within a private cul-de-sac on the edge of the highly sought-after village of Bloxham, enjoying attractive rural views. The property has been thoughtfully improved by the current owners, offering beautifully appointed accommodation finished to a high standard.

A spacious Entrance Hall welcomes you into the property and immediately showcases the high quality of presentation, with Karndean luxury flooring and tasteful décor continuing throughout the ground floor.

At the heart of the home lies an impressive Kitchen/Dining Room, fitted with contemporary cabinetry, stone worktops and Miele integrated appliances, creating a superb space for both everyday family living and entertaining. A separate Utility Room and W.C. provide additional practicality.

The Sitting Room is a bright and comfortable reception space featuring a gas fireplace and opening into the peaceful Garden Room. Having been updated with an insulated roof, this room provides comfortable year-round use and enjoys pleasant views over the southwest-facing Garden, creating a second reception area ideal for relaxing or entertaining.

One of the property's most versatile features is Bedroom 4, a large ground-floor double which could equally serve as a home office, guest suite, playroom or fitness space.

First Floor

The first floor offers three further bedrooms, remodelled to achieve a more generous layout. The principal Bedroom 1 is particularly impressive, benefitting from bespoke Hammonds fitted wardrobes and a stylish En-suite Shower Room with metro tiles and natural slate flooring. Bedroom 2 is a well-proportioned double with additional Hammonds storage, whilst Bedroom 3 is a comfortable single ideally suited as a child's bedroom, nursery or home office. Bedrooms 2 and 3 are served by a contemporary Family Bathroom. The stairway, landing and all upstairs bedrooms feature premium engineered oak flooring.

Outside

Outside, the southwest-facing Garden has been landscaped for ease of maintenance and enjoyment, with paved seating areas, neat grass lawn and well-stocked borders providing an attractive setting for outdoor dining and relaxation. The large driveway has space for three cars and the Garage offers plenty of additional storage.

Agents Notes

Combining a sought-after village location, countryside views and an outstanding level of presentation, this is a rare opportunity to acquire a significantly upgraded family home ready to move straight into.

Location

Bloxham is one of North Oxfordshire's most sought-after villages, offering an excellent range of local amenities including shops, public houses, cafes, primary school, secondary school and healthcare facilities. The nearby market town of Banbury provides a wider range of shopping and leisure amenities together with mainline railway services to London Marylebone and Birmingham.

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Ground Floor



First Floor

Total floor area 173.9 m² (1,872 sq.ft.) approx

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.propertybox.io

Connells

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33 Bridge Street
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EPC Rating: D

Council Tax Band: E

Tenure: Freehold

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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.

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