



14 Gauntlets Close
Bloxham, OX15 4NY



ROUND & JACKSON
ESTATE AGENTS





A well-presented four-bedroom detached family home, set in a quiet cul-de-sac in the popular village of Bloxham. Offering bright, spacious accommodation, it also benefits from a west-facing garden, single garage, and driveway parking. Ideally located close to local amenities and schools.

The Property

Situated at the end of a quiet cul-de-sac within one of Bloxham's most popular residential areas, this four-bedroom detached family home offers well-proportioned accommodation, a good-sized rear garden and an excellent detached garden room/home office. The accommodation comprises an entrance hallway, cloakroom, study, a spacious sitting/dining room and a kitchen/breakfast room. On the first floor there are four well-proportioned bedrooms and a family bathroom. Outside, the property enjoys a good sized and private rear garden, providing plenty of space for families, gardening and outdoor entertaining. A particular feature is the substantial detached garden room, which offers an ideal space for those working from home, running a business, or simply requiring a versatile hobby or recreation room. To the front there is a driveway with parking for 2-3 cars and there is a single garage to the side. Located in a peaceful cul-de-sac setting, yet within easy reach of the village's excellent amenities, schools and countryside walks, this property represents an excellent opportunity for buyers seeking a family home in one of North Oxfordshire's most desirable villages.



Entrance Porch

A useful and spacious porch with a window to the side aspect, offering ample space for coats and shoes. Door leading into the hallway.

Entrance Hallway

A spacious hall with stairs to the first floor and doors to all ground floor accommodation.

Study

A useful additional reception room which with a window to the front.

Ground Floor Shower Room

A shower room which is fitted with a white suite comprising of a walk-in shower, with a handheld shower attachment, WC, and wash basin. There is floor to ceiling splash backs, tiled flooring and a window to the side aspect.

Sitting/Dining Room

A spacious and very bright, open-plan room with a window to the front aspect and sliding doors opening to the rear garden. There is ample space for both living and dining furniture.

Kitchen

A good size kitchen fitted with a range of eye level cabinets, base units, drawers and units below with a one and half sink and bowl drainer. There is space and plumbing for a washing machine, tumbler dryer, under counter fridge and freezer and space for a four-ring gas rangemaster. Door to the side and into the hallway.

First Floor Landing

A spacious landing with a window to the front aspect and doors leading to all first-floor rooms.

Bedroom One

A large main bedroom with a window to the front aspect.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A double bedroom with a window to the rear aspect.

Bedroom Four

A double bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a paneled bath with a shower over, WC, and wash basin. Window to the side aspect.



Outside

Outside to the rear there is a patio adjoining the house with space for a table and chairs, large lawned garden with attractive planted borders and a gravelled path leading to the studio. To the front there is a driveway providing parking for several vehicles and a gate to the side.

Studio

A beautifully presented, versatile garden studio offering a bright and tranquil space, ideal as a home office, creative studio or relaxing retreat. Featuring a generous open-plan layout with excellent natural light and direct access to the garden. To the side there is a useful gravelled area ideal for a table and chairs or Barbeque. There is power and lighting fitted.

Garage

A single garage with an up-and-over door onto the driveway and a door to the rear providing access to the garden.

Situation

Bloxham is one of North Oxfordshire's most sought-after villages and is situated approximately three miles southwest of Banbury on the A361 Chipping Norton Road. The village offers an excellent range of amenities including a post office, local convenience stores, a chemist, hairdresser, The Loft Beauty Salon, a traditional fish and chip shop, petrol station, doctors' surgery and a choice of popular public houses. Schooling is a particular feature of the village, with excellent primary and secondary schools together with the highly regarded Bloxham School, one of the country's leading independent schools. The village is centered around the magnificent parish church of St Mary's, dating principally from the 14th Century, and residents also benefit from access to several of Bloxham School's excellent sporting facilities during off-peak periods and school holidays.

Banbury town center and mainline railway station are approximately three miles away, offering regular services to London Marylebone in around an hour. The M40 motorway (Junction 11) is also easily accessible, providing excellent road links to London, Birmingham and the wider motorway network.



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 past the Warriner School and then turn left into Chipperfield Park Road and then turn right again into Colegarve Road. Continue along this road and then turn right into Gauntlets Close where Number 14 will be found at the end of the street.

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

Agents Note

In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold, Subject to Contract.

Asking Price: £525,000





Ground Floor Approx Area = 70.73 sq m / 761 sq ft
First Floor Approx Area = 63.14 sq m / 680 sq ft
Outbuilding Approx Area = 18.71 sq m / 201 sq ft
Garage Approx Area = 12.32 sq m / 133 sq ft
Total Area = 164.90 sq m / 1775 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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