



30 Aldous Drive

Bloxham, Banbury, Oxon, OX15 4FP



ROUND & JACKSON  
ESTATE AGENTS





**A beautifully presented and spacious family home with off road car parking and a single garage located within this quiet road within the sought after village of Bloxham.**

#### The Property

30 Aldous Drive, Bloxham is a beautifully presented, modern home which is pleasantly located within this highly regarded road on the edge of this well served village. The property has spacious accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, kitchen/breakfast room, cloakroom/W.C. and sitting room which leads onto the rear garden. On the first floor there is a central landing, three bedrooms with an en-suite shower room to the master and a modern family bathroom. Outside of the property to the front there are small lawned garden areas with established hedges and a paved path leading to the front door. The main area of garden is located to the rear and is south facing and predominantly laid to lawn with established hedge borders and gated access that leads to the single garage and driveway parking.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Main door to front, stairs rising to the first floor and doors to all ground floor accommodation.

#### Kitchen/Breakfast Room

Fitted with a range of modern eye level cabinets with base units and drawers and work surfaces over, a one and a half bowl and sink draining board, space and plumbing for a washing machine, an integrated fridge/freezer, dishwasher, double oven with a four ring gas hob above and extractor hood over. There are tiled splash backs and flooring, a window to the front aspect and space for a small table and chairs.

#### Cloakroom/W.C

Fitted with a W.C., heated towel rail wash hand basin and tiled flooring.

#### Sitting Room

Located to the rear of the property, a spacious reception room with a useful understairs storage cupboard and a window and double doors leading to the garden.

#### First Floor Landing

With doors to all first-floor accommodation, hatch to the loft space and airing cupboard which houses the hot water cylinder.



#### Bedroom One & En-Suite

A double bedroom with a built in double wardrobe and a window to the rear aspect. The en-suite is fitted with a corner shower cubicle, W.C., heated towel rail and wash hand basin with attractive tiled splash backs and flooring.

#### Bedroom Two

A double bedroom with a double built in wardrobe and a window to the front aspect.

#### Bedroom Three

A good sized single bedroom with a window to the rear aspect.

#### Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, W.C., wash hand basin, heated towel rail with tiled flooring and splash backs and a window to the front aspect.

#### Gargae & Parking

Located to the rear of the garden, there is a single garage with an up and over door to the front with power and light connected and storage in the roof space. There is a parking space directly in front.



### Outside

To the front of the property there is a small lawned garden area with a paved pathway leading to the front door. To the rear of the property there is a private and south facing garden which is predominantly laid to lawn with a patio seating area adjoining the house and established shrub borders. There is gated access to the rear which leads to the parking and garage.

### Situation

Bloxham is a large ironstone village south west 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 and take the first turn on the right hand side into Aldous Drive. Follow the road round and take the first turn in on your right. Continue for a short distance where the property will be found on your left hand side.

### Services

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

### Local Authority

Cherwell District Council. Tax band D.

### Viewings

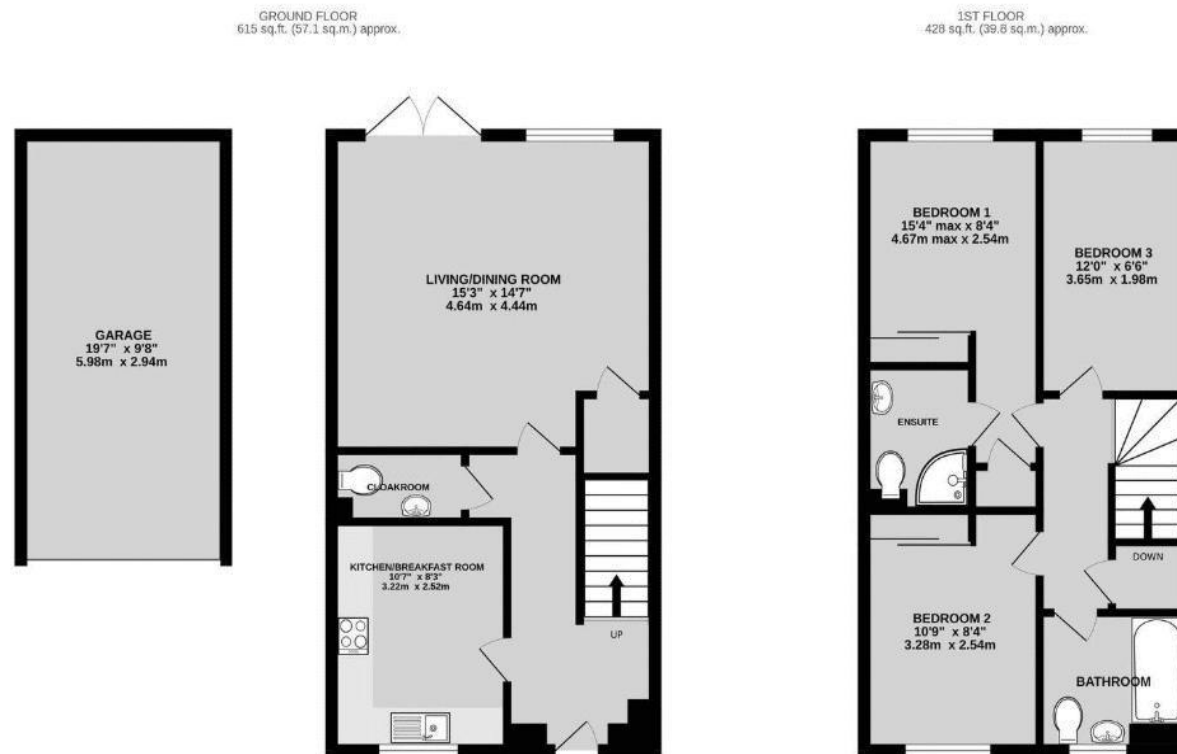
Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Asking Price: £350,000**





TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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