



7 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 south-facing garden, single garage, and driveway parking. Ideally located close to local amenities and schools.

#### The property

7 Gauntlets Close, Bloxham is a beautifully presented four double bedroom detached family home, situated in a quiet cul-de-sac within the highly sought-after village of Bloxham. This spacious and well-balanced property offers versatile accommodation, including a generous sitting and dining room ideal for both everyday living and entertaining, alongside a well-proportioned kitchen and a useful ground floor study, perfect for home working. The ground floor further benefits from a bathroom and separate WC, adding to the practicality of the layout, while the first floor offers four well-sized double bedrooms served by a family bathroom. The home is filled with natural light throughout, creating a warm and welcoming atmosphere. Externally, the property boasts a south-facing garden, ideal for enjoying outdoor living, along with a single garage and ample driveway parking for up to four vehicles. Conveniently located close to local amenities and well-regarded schools, this is an excellent opportunity to acquire a superb family home in a desirable village setting. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Porch

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

#### Entrance Hallway

Stairs rising to the first floor with doors to all ground floor rooms. Fitted with high-quality oak flooring and benefiting from an understairs storage cupboard.

#### Study

A versatile room with a window to the front aspect, offering space for a desk and additional furniture. Could also be used as a further bedroom or playroom.

#### Ground Floor Shower Room

A spacious shower room which is fitted with a white suite comprising a walk-in shower, with rainfall shower head, WC, and wash basin with vanity storage beneath. There are tiled splash backs, tiled flooring, a fitted mirror with lighting, two heated towel rails, and a window to the side aspect. A built-in cupboard provides space and plumbing for a washing machine.



#### Kitchen

A good-sized kitchen fitted with a range of gloss cabinets with worktops over and upstands. Integrated appliances include a dishwasher, double oven, five-ring gas hob with extractor hood, wine cooler and additional space for a freestanding fridge-freezer. There is an inset one-and-a-half bowl sink and drainer, a cupboard housing the Glow-worm gas-fired boiler, a window to the rear aspect and a glazed door and window to the side. Tiled flooring throughout.

#### Sitting/Dining Room

A spacious and very bright, open-plan room with a window to the front aspect and French doors opening to the rear garden. The high-quality oak flooring continues from the hallway, and there is ample space for both living and dining furniture.

#### First Floor Landing

A spacious landing with a window to the front aspect and doors leading to all first-floor rooms. There is a loft hatch to the roof space and a built-in cupboard housing the hot water tank with shelving.

#### Bedroom One

A large main bedroom with a window to the front aspect, creating a bright and airy feel.



### Bedroom Two

A double bedroom with a window to the rear aspect, benefiting from a built-in cupboard with hanging rail and shelving.

### 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 panelled bath with Aqualisa electric shower over, WC, and wash basin. There are attractive tiled splash backs, tiled flooring and there is a window to the side aspect.

### Garage

A single garage with power and lighting, featuring an up-and-over door to the driveway along with rear pedestrian access. There is a fitted ceramic sink and tap.

### Outside

To the rear, the property benefits from a south-facing garden with a large paved patio adjoining the house, complete with a pergola and wisteria vine. The garden is well-stocked with sleeper-edged borders, an olive tree, wild cherry tree and clematis to the rear fencing, as well as a brick-built pizza oven. There is an outside tap, gated side access, and an additional paved area behind the garage. To the front, there is a lawned garden with established shrubs and an imprinted concrete driveway providing parking for at least four vehicles, along with gated side access.

### 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, hairdresser, 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. 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 7 will be found on the left hand side.

### Services

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

### Local Authority

Cherwell District Council. Tax band E.

### Viewings

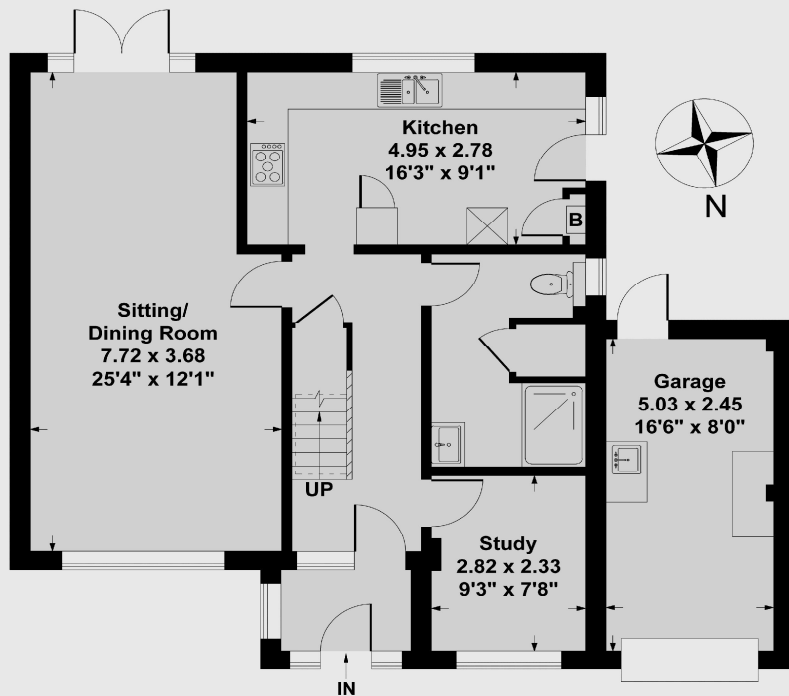
Strictly by prior arrangement with Round & Jackson.

### Tenure

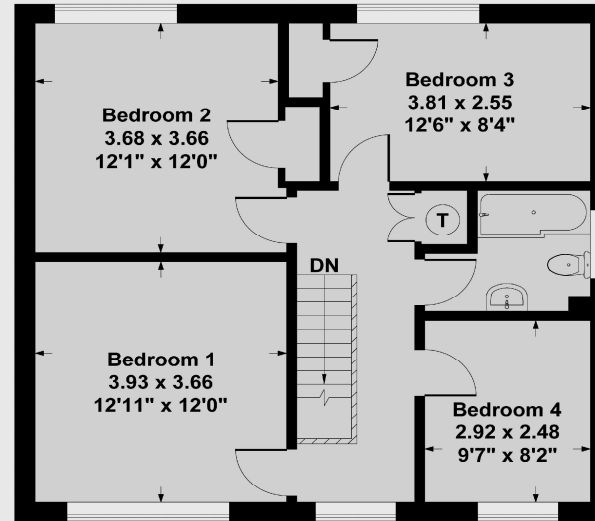
A freehold property

**Asking Price: £535,000**





Ground Floor



First Floor

Ground Floor Approx Area = 70.49 sq m / 759 sq ft

First Floor Approx Area = 62.71 sq m / 675 sq ft

Garage Approx Area = 12.50 sq m / 134 sq ft

Total Area = 145.70 sq m / 1568 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		
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69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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