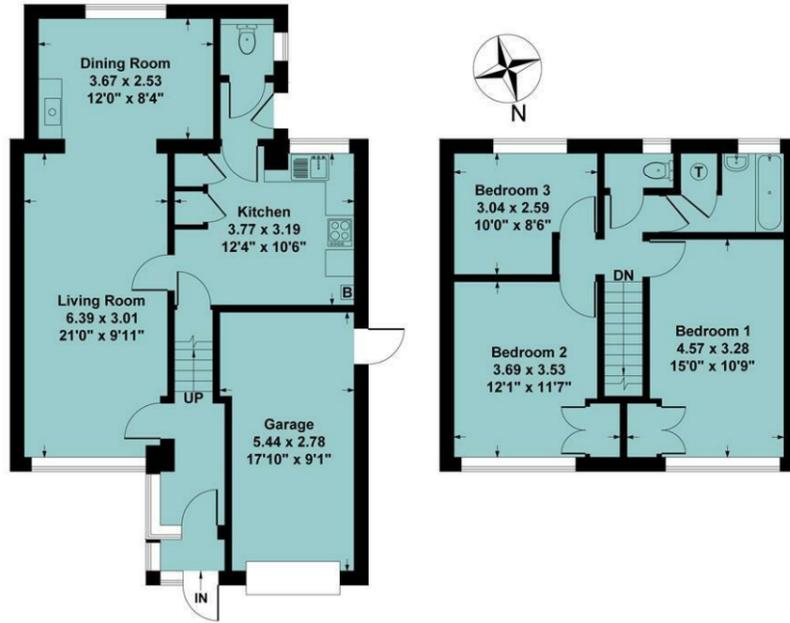


**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



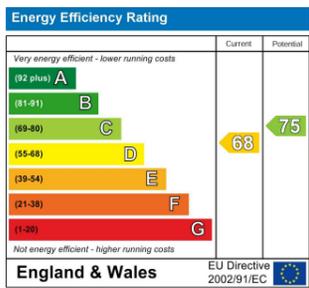
Ground Floor

First Floor

Ground Floor Approx Area = 52.27 sq m / 563 sq ft  
 First Floor Approx Area = 44.28 sq m / 477 sq ft  
 Garage Approx Area = 14.42 sq m / 155 sq ft  
 Total Area = 110.97 sq m / 1195 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



01295 271414 [ankerandpartners.co.uk](http://ankerandpartners.co.uk) [post@ankerandpartners.co.uk](mailto:post@ankerandpartners.co.uk)  
 31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



26 Colesbourne Road  
 Bloxham



# 26 Colesbourne Road, Bloxham, Oxfordshire, OX15 4TB

## Approximate distances

Banbury 4 miles  
Chipping Norton 10 miles  
Junction 11 (M40 motorway) 6 miles  
Oxford 23 miles  
Banbury railway station 5 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

**A DETACHED EXTENDED THREE BEDROOM HOUSE WITH SPACIOUS ACCOMMODATION AND A GENEROUS PLOT BACKING ONTO THE RECREATION GROUND IN THIS FAVOURED AND EXCEPTIONALLY WELL SERVED VILLAGE**

**Porch, hall, large living space, ground floor WC, kitchen/breakfast room, three double bedrooms, bathroom, separate WC, gas ch via rads, double glazing, off road parking, garage, gardens to front and rear, views, no upward chain. Energy rating D.**

**£425,000 FREEHOLD**



## Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). Continue to Bloxham and travel through the village and having passed the church on the left hand side continue on the main road and at the the mini roundabout turn right continuing along the A361 and take the second turning on the right into Cumberford and after a very short distance turn left into Station Road which leads into Colesbourne Road. The property will be found on the left hand side and can be

## Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, a beauticians, a hairdressers, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service and doctor's surgery.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

\* A brick built detached and extended house on the edge of the village.

\* Occupying a generous plot backing onto a recreation ground with views over that and countryside beyond.

\* Spacious accommodation in need of updating.

\* Porch and hall.

\* Ground floor cloakroom.

\* Large extended living space.

\* Kitchen/breakfast room with electric cooker point, space for fridge/freezer, doors to built-in shelved pantry cupboards, space for table and chairs, door to understairs cupboard, plumbing for washing machine, window to rear overlooking the garden.

\* Large main double bedroom with window to front and built-in double wardrobe.

\* Second generous double bedroom with window to front and double built-in wardrobe.

\* Third small double/large single bedroom with window to rear overlooking the recreation ground and countryside beyond.

\* Bathroom fitted with a white suite comprising panelled bath, wash hand basin, door to built-in airing cupboard and window. Separate WC.

\* Gas central heating via radiators and double glazing.

\* Frontage with block paved driveway providing off road parking for two/three cars, small lawned garden area with borders and a side gate opening to a large paved area suitable for bins and offering ample space for a shed if required.

\* Larger than average rear garden with patio, lawn and borders, larger area suitable as a vegetable plot, covered storage area to the side.

## Services

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

## Local Authority

Cherwell District Council. Council tax band D.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

## Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.