



5 Cherrys Close
Bloxham, OX15 4TD



ROUND & JACKSON
ESTATE AGENTS





A spacious three-bedroom detached home in a quiet Bloxham cul-de-sac, offering two generous reception rooms, a kitchen/breakfast room, private rear garden, larger-than-average garage and ample driveway parking. Presented in good order with scope for updating.

The property

5 Cherrys Close is a spacious three-bedroom detached family home, pleasantly situated in a very quiet cul-de-sac within the highly regarded village of Bloxham. The property has been well maintained and is presented in good order, although there is scope for some updating and modernisation, allowing the next owner to put their own stamp on the accommodation. Internally, the property offers particularly well-proportioned and bright accommodation. On the ground floor there is a welcoming entrance hallway, a spacious dual-aspect sitting room, separate dining room and a good-sized kitchen/breakfast room with access to the rear garden. On the first floor there are three bedrooms, with built-in wardrobes to both of the larger bedrooms, together with a shower room and separate W.C. Outside, the property has an attractive and particularly private rear garden with a large paved patio, lawn and established planting. There is also a larger-than-average single garage with power and lighting, together with excellent driveway parking to the front and side. The front lawn also offers potential to create additional parking if required. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Doors to the sitting room and dining room and stairs rising to the first floor. Window to the front aspect creating a bright and airy entrance space.

Sitting Room

A spacious and particularly bright dual-aspect reception room with large windows to both the front and rear aspects, allowing plenty of natural light. Door leading into the kitchen/breakfast room.

Dining Room

A further spacious reception room with windows to the front and side aspects, providing a pleasant and bright dining space.

Kitchen/Breakfast Room

A good-sized kitchen/breakfast room fitted with a range of cabinets with worktops over and tiled splash backs. There is an inset one-and-a-half bowl sink and drainer, integrated double electric oven, four-ring electric hob and extractor hood. Space and plumbing are provided for a washing machine and dishwasher, with further space for a freestanding fridge/freezer. One of the cupboards houses the Worcester gas-fired boiler. There is also a useful built-in understairs storage cupboard, window and glazed door to the rear aspect, and a further door leading into the dining room.

First Floor Landing

Doors leading to all first-floor rooms and a loft hatch providing access to the roof space.

Bedroom One

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

Bedroom Two

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

Bedroom Three

A small double bedroom with a window overlooking the rear garden.

Separate W.C

Fitted with a W.C, vinyl flooring and a window to the rear aspect. This room adjoins the shower room and could potentially be incorporated into it to create a larger family bathroom.



Shower Room

Fitted with a white suite comprising a walk-in shower cubicle with Mira electric shower and wash hand basin. White tiled splashbacks, vinyl flooring and a window to the rear aspect. There is also a useful built-in cupboard housing the hot water tank with additional shelving. The shower room adjoins the separate WC and offers excellent potential to be reconfigured, with the dividing wall potentially removed to create one larger, more open-plan family bathroom, subject to any necessary works and consents.

Shower Room

Fitted with a white suite comprising a walk-in shower cubicle with Mira electric shower and wash hand basin. White tiled splashbacks, vinyl flooring and a window to the rear aspect. There is also a useful built-in cupboard housing the hot water tank with additional shelving.

W.C

Fitted with a W.C, vinyl flooring and a window to the rear aspect.

Garage And Driveway

To the rear is a larger-than-average single garage with power and lighting and an up-and-over door opening onto the driveway. A gravel driveway runs along the side of the property and provides access to the garage. Part of this area is currently gated and provides useful wheelie-bin storage.

Frontage And Parking

To the front is a tarmac driveway providing off-road parking for several vehicles, together with a lawned garden and established shrubs and bushes. Subject to any necessary consents, the lawned area could potentially be adapted to provide additional parking.

Rear Garden

A particularly private and established rear garden, beginning with a large paved patio adjoining the house and providing an excellent space for outdoor seating and entertaining. Beyond the patio is a lawned garden with a variety of established shrubs, bushes and trees. There is an outside tap and gated side access.

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 via the Bloxham Road (A361) and continue for approx. 3 miles into the village of Bloxham. Pass the church on the left and at the mini round about take the second exit sign posted for Chipping Norton. Take the second right onto Cumberford Hill and the first left on to Colesbourne Road. Continue round the right hand bend and take the first right for Cherry's Close where the property will be found on your left.

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: £375,000

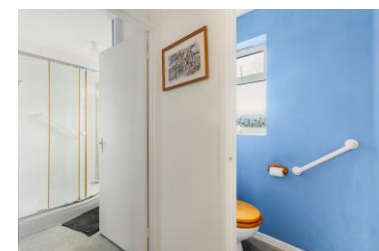




Ground Floor Approx Area = 52.64 sq m / 567 sq ft
First Floor Approx Area = 43.66 sq m / 470 sq ft
Garage Approx Area = 19.93 sq m / 215 sq ft
Total Area = 116.23 sq m / 1252 sq ft

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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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