



Glenton, Banbury Road, Bloxham, Banbury OX15 4PB  
Guide Price £495,000 Freehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings

*An extremely well-presented three-bedroom 1930s semi-detached home, situated in the highly sought-after village of Bloxham within easy walking distance of local schools, shops, and village amenities. The property offers spacious and well-maintained accommodation including two reception rooms, a modern kitchen opening into a garden room, utility room, and downstairs cloakroom. Externally, the property benefits from a driveway, garage, and an impressive rear garden measuring approximately 200 ft in length.*

Entrance hallway | Living room | Dining room | Kitchen | Garden room | Utility room | Downstairs cloakroom | Three bedrooms | Family bathroom | Approx 200 ft rear garden | Garage | Driveway parking

### Ground Floor

#### **Entrance Hallway**

Accessed via a composite front door beneath a covered porch, with stairs rising to the first floor, radiator, understairs storage cupboard.

#### **Living Room**

A comfortable reception room with triple-glazed bay window to the front aspect, feature fireplace with tiled inset and hearth, and wall-mounted radiator.

#### **Dining Room**

A good-sized reception space with laminate wood flooring, radiator, and ample space for a dining table and chairs. Open plan into the kitchen.

#### **Kitchen**

Fitted with a range of modern base and eye-level units with laminate worktops. Integrated appliances include oven, five-ring gas hob, and extractor hood, with further space for a dishwasher and full-height fridge freezer.

#### **Breakfast Area**

Featuring breakfast bar seating, stainless steel sink unit, Velux window, spotlights, tiled flooring, and window overlooking the rear garden. Door providing access to the patio.

#### **Garden Room**

Constructed of brick and UPVC with an insulated roof, this versatile additional reception space benefits from windows to all sides, double doors opening onto the garden, tiled flooring, and radiator. Ideal as a sitting room or playroom.

#### **Utility Room**

Fitted with storage units and sink unit, with space and plumbing for washing machine and dryer. Worcester boiler installed in 2016 and recently serviced. Window to the side aspect and access to:

#### **Downstairs Cloakroom**

Fitted with a two-piece suite comprising WC and wash hand basin, with heated towel rail and tiled splashbacks.

### First Floor

#### **Landing**

Providing access to all first-floor rooms, with airing cupboard housing hot water tank, loft access with pull-down ladder and lighting.

#### **Bedroom One**

A good-sized double bedroom with triple-glazed bay window to the front aspect and radiator.

#### **Bedroom Two**

Double bedroom overlooking the rear garden with radiator.

#### **Bedroom Three**

A good-sized single bedroom with triple-glazed window to the front aspect and radiator.

#### **Bathroom**

Fitted with a three-piece suite comprising WC, wash hand basin with fitted storage, and P-shaped bath with rainfall shower and additional attachment. Obscured rear window, tiled splashbacks, spotlights, and radiator.

### Outside

#### **Front**

Block paved driveway providing parking for two to three vehicles, enclosed by hedging and wrought iron fencing.

#### **Rear Garden**

A standout feature of the property, the rear garden measures just under 200 ft in length and has been exceptionally well maintained. A large L-shaped patio adjoins the property, providing ample space for seating and entertaining, with outside power and tap.

The main section of garden is predominantly laid to lawn with mature flower and shrub borders, with a pathway leading through to a former vegetable garden area with raised planters and greenhouse. Beyond this is a further lawn and patio area, bordered by established planting and mature hedging. The garden is mainly enclosed by timber fencing.

#### **Garage**

A wider-than-average garage with electric roller door, power and lighting connected, recently replaced fibreglass roof, and personal door leading into the garden.

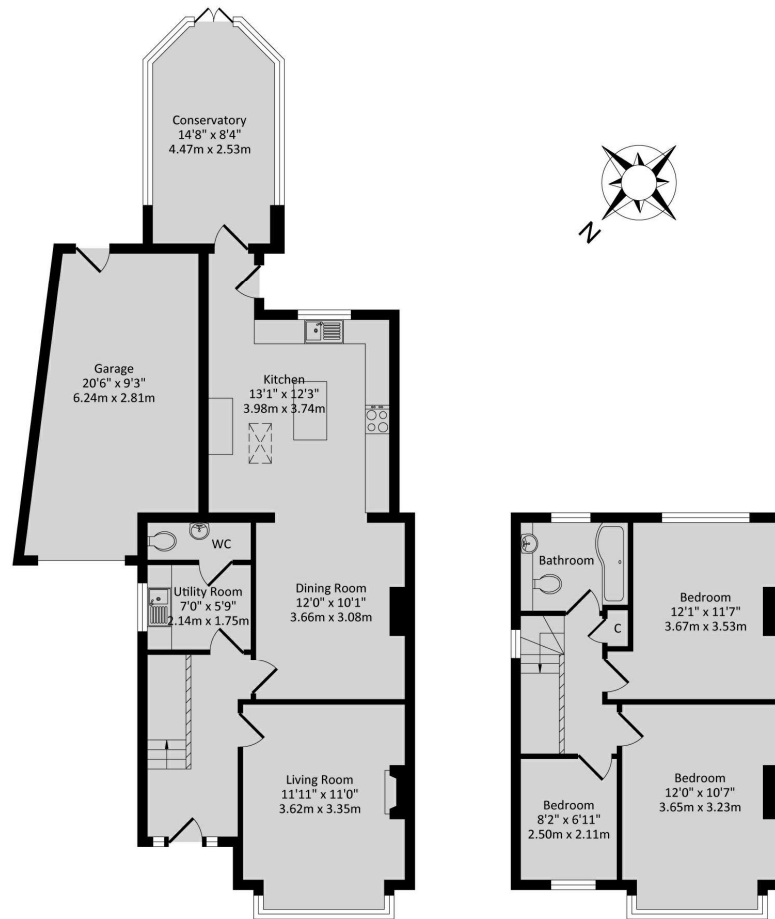
Services: All Council Tax Banding: D  
Authority: Cherwell District Council





Ground Floor  
942 sq.ft. (87.50 sq.m.) approx.

First Floor  
439 sq.ft. (40.80 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>72 C</b>
55-68	<b>D</b>	<b>58 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

TOTAL APPROX. FLOOR AREA 1381 sq.ft. (128.30 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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