



Willow House, Ludford Gardens
Bloxham



ROUND & JACKSON
ESTATE AGENTS



Willow House, Ludford Gardens

Bloxham, Oxon, OX15 4TS

£625,000

A spacious four bedroom detached family house with a double garage and private rear garden located in this small cul-de-sac within this highly regarded and well served village.

The Property

Willow House, Bloxham is a superb four bedroom detached family home which is pleasantly located within a small, established cul-de-sac within this sought after and well served village. The property is well presented and has spacious and versatile accommodation which is arranged over two floors. On the ground floor there is entrance hallway, a cloakroom, a study/home office, an open plan kitchen/breakfast room with access to the garden and a utility room. There is also a dining room and a sitting room with a vaulted ceiling and doors to the garden. On the first floor there is a large master bedroom with en-suite, three further double bedrooms and a family bathroom. To the front of the property there is a private driveway with parking for several vehicles, to the side there is a double garage and to the rear there is private lawned garden.

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

Entrance Hallway

Entrance hall giving access to the cloakroom, study, dining room and kitchen/breakfast room.

Cloakroom/WC

Wash hand basin, low level WC and window to front.

Study/Home Office

A useful reception room, ideal for those who work from home. Window to the front.

Kitchen/Breakfast Room

Fitted with a range of eye level cabinets and base units and drawers with work surfaces over with sink and draining board. Range cooker with extractor hood over, a breakfast bar, space for appliances. There is space for a table and chairs, stairs to the first floor and double doors to the garden.

Utility Room

Door to side, work surface with inset sink and drainer, space and plumbing for washing machine.

Dining Room

Centrally located within the property with a window to the rear and double doors to the sitting room.

Sitting Room

A spacious room with a vaulted ceiling, a door to the garden and a central fireplace.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Master Bedroom

A large double bedroom with ample space wardrobes and an en-suite shower room.

Bedroom Two

A double room with a built in wardrobe and a window to the rear.

Bedroom Three

A double room with a window to the side.

Bedroom Four

A good sized bedroom with a window to the front.

Family Bathroom

Fitted with a panelled bath, a wash hand basin and W.C. Window to the side.

Outside

The property is pleasantly tucked away within the cul-de-sac and has a large driveway which provides off road parking for several vehicles. To the rear there is a private garden which is predominantly laid to lawn with a paved seating area and well stocked flower and plant borders.

Directions

From Banbury take the A361 Chipping Norton road. After approximately three miles Bloxham will be reached. Travel through the village towards Chipping Norton and on the far side of the village turn right opposite the petrol station into the Tadmarton Road. Take the next left hand turning into Station Road where Ludford Gardens will be found on the left hand side. The property will be found on your right.

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 a 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. Soho Farmhouse is located approximately 7 miles away.

Services

All mains services connected. The boiler is located in the utility room.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

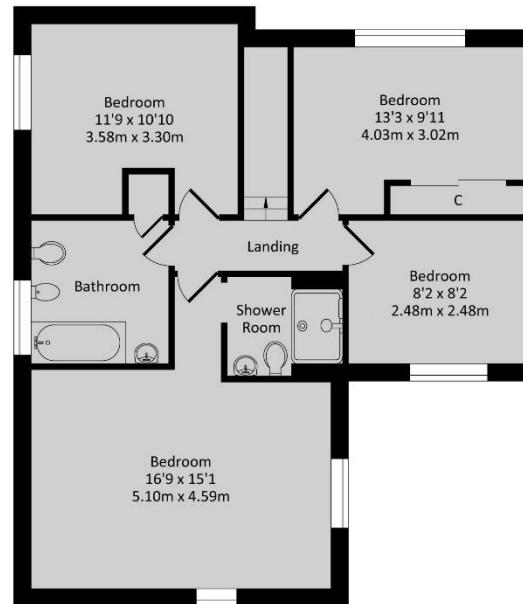
A freehold property.



Ground Floor
Approx. Floor
Area 1209 Sq.Ft.
(112.30 Sq.M.)



First Floor
Approx. Floor
Area 738 Sq.Ft.
(68.60 Sq.M.)



Total Approx. Floor Area 1947 Sq.Ft. (180.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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