



Hollyhock Cottage
Bloxham



ROUND & JACKSON
ESTATE AGENTS



High Street, Bloxham

Banbury, Oxon, OX15 4LU

Offers in excess of £325,000

A well presented three bedroom Victorian town house located in the heart of Bloxham.

The Property

A characterful three storey Victorian town house located in a prime position on Bloxham High Street. On the ground floor there is a sitting room with a central fireplace, a kitchen/breakfast room, a large utility room and a cloakroom. There are two double bedrooms on the first floor and a further double bedroom and a large bathroom on the second floor. Externally there is a tiered garden to the rear which is very private with attractive planting scheme.

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

Sitting Room

A good sized reception room with a central fireplace and a window to the front. Staircase to first floor.

Kitchen/Breakfast Room

Kitchen with a fitted base cabinet and sink and draining board. Space for appliances and for freestanding units. Large store cupboard, tiled flooring, space for a table and chairs and a door to the utility room.

Utility Room

Utility room with fitted cabinets and work surface, space and plumbing for a washing machine and tumble dryer, door to rear garden.

Cloakroom

Wash hand basin, low level WC. Heated towel rail.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Located on the second floor, a double room with a window to the front.

Bathroom

A large bathroom with a panelled bath with a shower over, a low level WC and a wash hand basin with vanity unit. Wood effect flooring, Velux roof window, door to eaves storage.

Outside

Externally there is a tiered garden to the rear which is very private and has an attractive planting scheme and there is a useful brick built shed.

Directions

From Banbury take the main Chipping Norton road (A361). Having left the town travel for approximately 2 miles and Bloxham village will be reached. The main road becomes the High Street and having passed Bloxham School the shops will be reached. Hollyhock Cottage will then be seen on the left hand side opposite the main body of shops.

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, Round & Jackson Estate Agents village office, a 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.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

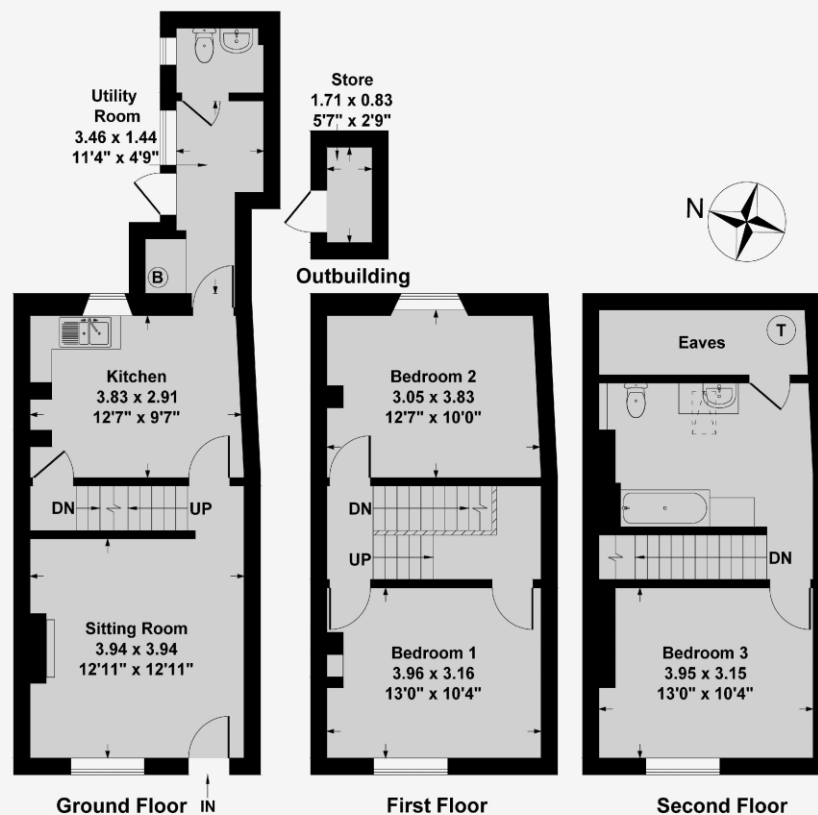
Tenure

A freehold property.

Agents note.

The internal images feature virtual furnishings to help visualise the property when lived in.





Ground Floor Approx Area = 38.99 sq m / 419 sq ft
 First Floor Approx Area = 31.24 sq m / 336 sq ft
 Second Floor Approx Area = 26.48 sq m / 285 sq ft
 Outbuilding Approx Area = 1.41 sq m / 15 sq ft
 Total Area = 98.12 sq m / 1055 sq ft

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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