



15 Quarry Close, Bloxham  
Banbury, Oxfordshire, OX15 4HA



ROUND & JACKSON  
ESTATE AGENTS









A beautifully presented and greatly improved two bedroom semi detached house with off road parking and a private rear garden. The property is located in a popular residential neighbourhood within this sought after village and is close to a wide range of amenities.

#### The property

15 Quarry Close, Bloxham, is a greatly improved modern semi-detached house which is pleasantly located within this popular residential neighbourhood. The accommodation is beautifully presented and the ground floor layout has been reconfigured to provide open plan living space which comprises a modern kitchen/breakfast room and a sitting room with a wood burning stove and double doors to the garden. On the first floor there are two double bedrooms and a modern family bathroom. To the front of the property there is a lawned garden and there is a driveway to the side which provides off road parking. To the rear of the property there is a private garden which is pleasantly landscaped. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Kitchen/Breakfast Room

A spacious and beautifully fitted room with Travertine tiled flooring, stairs to the first floor and a large opening to the sitting room. The kitchen is fitted with modern eye level cabinets and base units and drawers with work surfaces over. Inset sink and draining board, induction hob with extraction hood over. Single oven, fitted breakfast bar, space for a fridge-freezer and washing machine.

#### Sitting Room

A large reception room with ample space for furniture, Bamboo flooring, a wood burning stove and double doors to the rear garden.

#### First Floor Landing

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

#### Bedroom One

A double room with a window to the front.

#### Bedroom Two

A double room with a window to the rear.

#### Bathroom

Fitted modern bathroom with a suite comprising a panelled bath with shower over, a wash hand basin and low level WC. Attractive tiling.

#### Outside

To the front of the property there is a lawned garden and there is a driveway to the side which provides off road parking. To the rear of the property there is a private garden which is pleasantly landscaped and predominantly laid to lawn with flower and plant borders and a wooden pergola adjoining the house.



### 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. Soho Farmhouse is a private members club which is located 9 miles away.

### Tenure

A freehold property.



### Directions

From Banbury proceed via the main Bloxham Road (A361) and continue until Bloxham is reached. Travel through to the far end of the village bearing right over the mini roundabout and take the right hand turn into Cumberford Hill. Pass the turning for Brookside Way and then take the next left turning into Cumberford Close and then turn right into Quarry Close. The property will be found on your left hand side.

### Services

All mains services connected with the exception of gas.

### Local Authority

Cherwell District Council. Tax band B.

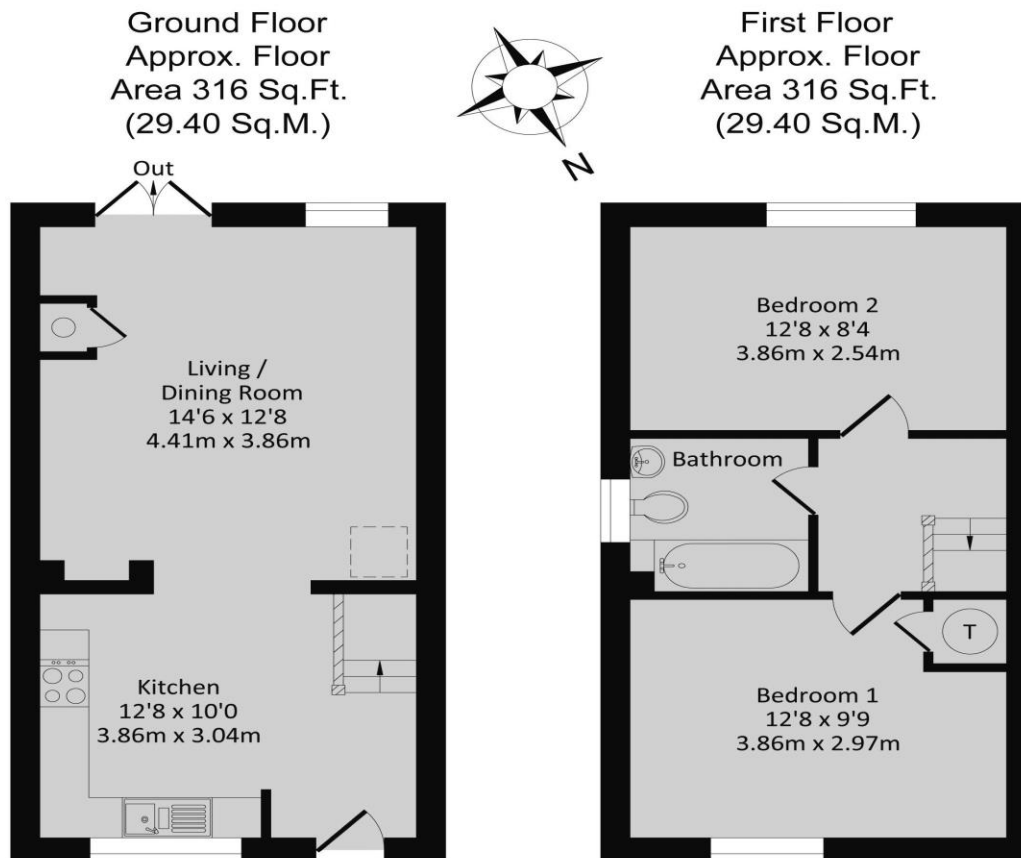
### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price £280,000



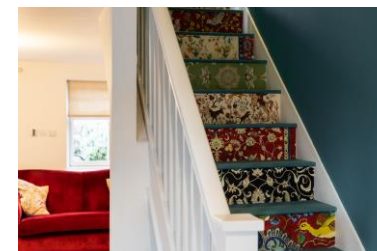




**Total Approx. Floor Area 632 Sq.Ft. (58.80 Sq.M.)**

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.



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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