



Newstones, Banbury Road
Bloxham, Banbury, Oxon, OX15 4PD



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented and greatly improved four bedroom, detached family house with a large driveway, double garage and a beautifully landscaped rear garden backing onto open countryside.

The property

Newstones, Bloxham is an exceptional family house which is located in a sought after position within the village which backs onto open countryside. On the ground floor there is an entrance porch, a central hallway, a beautifully fitted kitchen/breakfast room, a utility room, a dining room, a conservatory and a dual aspect sitting room with double doors onto the rear garden. On the first floor there is a large central hallway, a dual aspect master bedroom, three further double bedrooms and two beautifully fitted bathrooms. Outside the property to the front there is a large driveway which provides off-road parking for several vehicles and to the rear there is a beautifully landscaped garden with some beautiful views of the surrounding countryside. There is also an integral double garage. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Porch

Main entrance door to the front, tiled flooring and a door to the hallway.

Hallway

A spacious central hallway with wood flooring, stairs to the first floor and doors to all ground floor accommodation.

Cloakroom

Fitted with a wash hand basin and a low level W.C. Window to the front and wood flooring.

Sitting Room

A spacious dual aspect sitting room with wood flooring, a bay window to the front, a window to the rear a fireplace with a wood burning stove. There is also a large opening which leads into the dining room.

Dining Room

Ample space for dining furniture, a door to the conservatory and a door to the kitchen.

Conservatory

A beautiful additional room and an ideal space to relax and unwind. Attractive tiled flooring, exposed stone walls and pleasant outlooks over the rear garden.

Kitchen/Breakfast Room

A superb open plan room with high quality cabinetry and double doors to the rear garden. The kitchen is fitted with a range of eye level cabinets units and base units and drawers with granite work surfaces over and an inset butlers sink. There is a large central island unit with wooden work surfaces over and an integrated wine fridge and microwave. There is also a large free standing range cooker with an extractor hood over and an American style fridge freezer, a dishwasher and a built-in dresser unit.

Utility Room

There is space and plumbing for appliances, storage cupboard, window to the side, door to the double garage.

First Floor Landing

A large central landing with two built-in cupboards and doors to all accommodation.

Bedroom One

A large dual aspect, double bedroom with a range of fitted wardrobes.

Bedroom Two

A double bedroom with a room to the rear and side, an exposed stone wall and a built-in triple wardrobe.



Bedroom Three

A double bedroom with a window to the rear, a hatch to the loft space and a built-in double wardrobe.

Bedroom Four

A double room with a window to the rear.

Bathroom

A spacious bathroom fitted with a free standing roll top bath, a shower cubicle, a wash hand basin, a low level W.C. Heated towel rail, window to the front, exposed stone wall.

Shower Room

A large room beautifully fitted with a double shower cubicle, a low-level W.C, a wash hand basin with vanity unit, a heated towel rail and tiling to the walls and floor.

Outside

To the front of the property there is large driveway which provides off-road parking for several vehicles and gives access to the double garage. To the rear there is a beautifully landscaped garden which is predominantly laid to lawn with well stocked flower and plant borders and large paved patio adjoining the house. The rear garden backs onto open countryside and has far reaching views.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band F.



Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.

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.

Directions

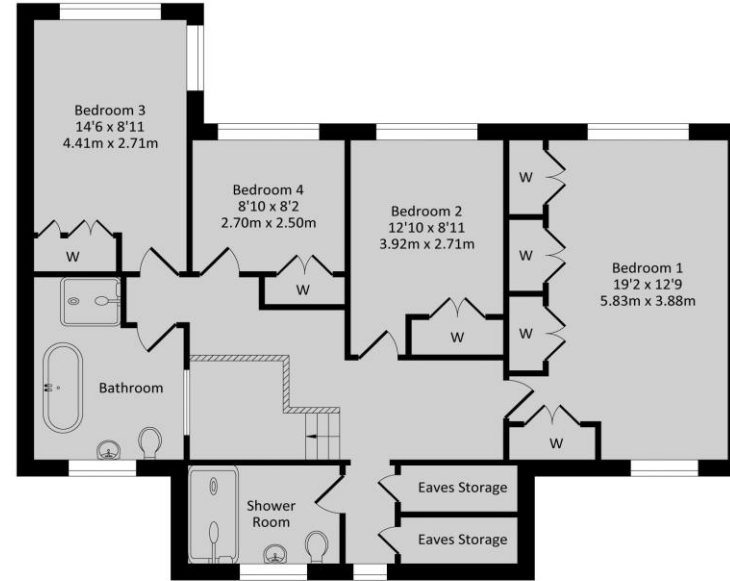
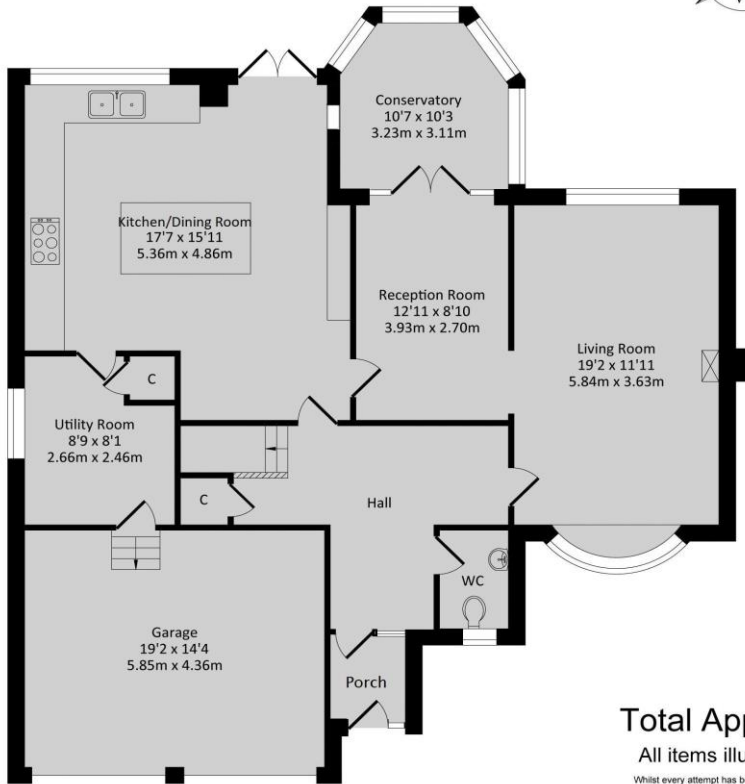
From Banbury proceed south westerly via the Bloxham Road (A361) and continue for approximately two and a half miles until the village of Bloxham is reached. The property will be found on the right hand side and just passed the turn for Chipperfield Park Road.

Asking Price £880,000



Ground Floor
Approx. Floor
Area 1328 Sq.Ft.
(123.4 Sq.M.)

First Floor
Approx. Floor
Area 957 Sq.Ft.
(88.9 Sq.M.)



Total Approx. Floor Area 2285 Sq.Ft. (212.3 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

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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