



11 Bartlett Road
Bloxham



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



11 Bartlett Road

Banbury, OX15 4ST

£450,000

A spacious and very well presented four bedroom detached family home with garage and off road parking which is located within a quiet development in the village of Bloxham.

The property

11 Bartlett Road, Bloxham is a modern Miller Homes built, four bedroom detached family home with garage which is located within a quiet development and within walking distance of good local schooling. The property is presented in excellent order throughout and offers very versatile living accommodation. On the ground floor there is a sitting room, further reception room, large open plan kitchen diner, utility room and W.C. On the first floor there are four bedrooms with en-suite to master and a family bathroom. Outside there is a private lawned garden, single garage and driveway parking for two vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include;

Entrance Hallway

A spacious hallway with doors leading to all ground floor rooms, stairs rising to the first floor and under stairs cupboard. Good quality wood effect flooring throughout.

Sitting Room

A bright and airy sitting room with french doors leading into the garden and bay window to the side aspect.

Dining Room

A spacious dining room with dual aspect windows to the front and side aspect with continuation of the wood effect flooring from the hallway.

W.C

Fitted white suite comprising toilet and hand basin with continuation of the wood effect flooring from the hallway.

Kitchen/Diner

A spacious, bright and airy room. The kitchen is fitted with many white fronted, high gloss cabinets with work tops over and has an integrated eye level Zanussi electric oven, four ring gas hob and extractor hood above. There is a sink with drainer and space and plumbing for a dish washer, space for a free standing fridge freezer and door leading into the utility room. There are dual aspect windows to the front and rear aspects and plenty of space for a large table and chairs. Continuation of the wood effect flooring from the hallway.

Utility Room

Fitted with a stainless steel sink with drainer, floor cabinet and space and plumbing for a washing machine and tumble dryer. Continuation of the flooring from the kitchen, window and door leading into the garden and wall mounted Potterton Promax gas fired combination boiler.

First Floor Landing

Doors leading to all first floor rooms. Large shelved storage cupboard, loft hatch providing access to the roof space which has a light but no ladder or boarding.

Bedroom One

A large master bedroom with fitted wardrobes, window to the rear aspect and door leading into the en-suite which is fitted with a double shower cubicle, toilet and wash basin with attractive grey tiled splash backs and wood effect flooring.

Bedroom Two

A large double bedroom with window to the rear aspect.

Bedroom Three

A double room with dual aspect windows to the front and side aspect.

Bedroom Four

A double room with window to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising panelled bath, toilet and wash basin with attractive grey tiled splash backs. Window to the front aspect and wood effect flooring.

Outside

Outside to the rear there is a paved patio area leading onto a lawned garden with gated access to the side and door leading into the single garage. In front of the garage there is driveway parking for two vehicles. To the front of the property there is a grassed area to the side and barked borders with various shrubs.

Garage

Single garage with up-and-over door and further access door to the rear.

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. Take the right hand turn into Courtington Lane and continue to the end and turn right onto the Tadmarton Road. After a short while turn left into Faulkener Road and then right into Bartlett Road where number 11 will be found on your left hand side.

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, 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. The gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Tax band E.

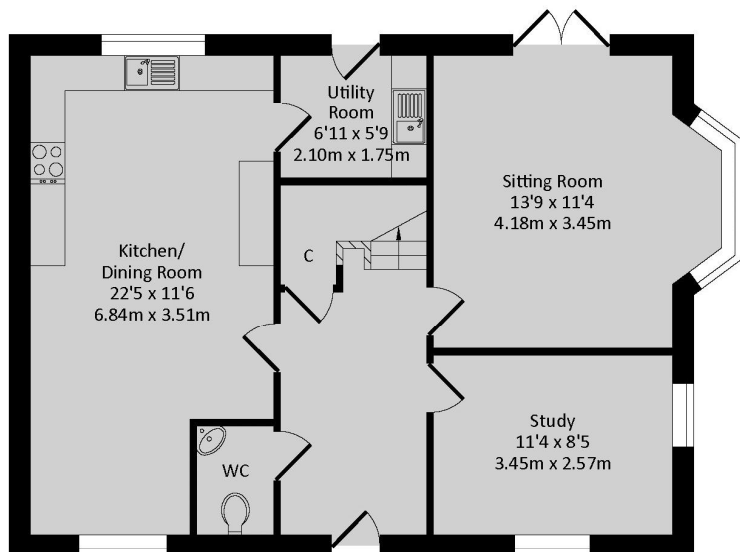
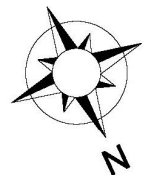
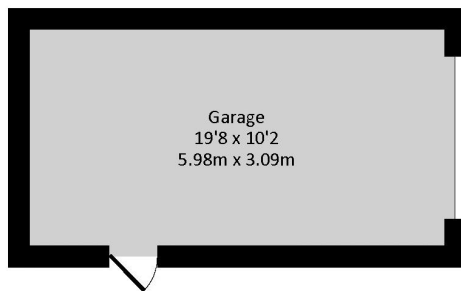
Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property



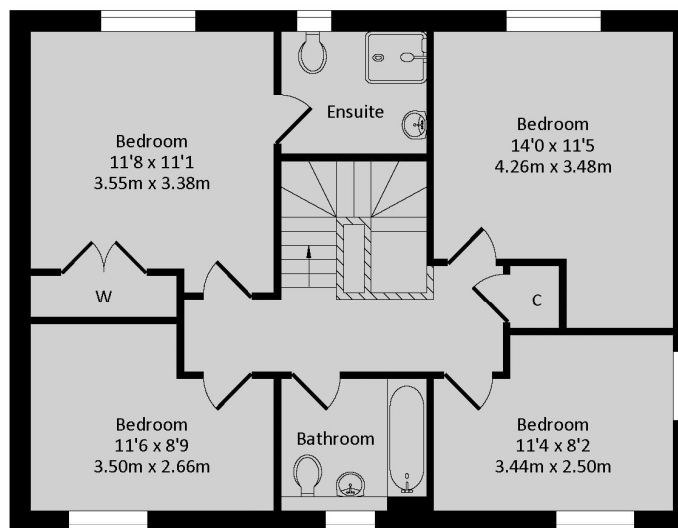


Ground Floor
Approx. Floor
Area 696 Sq.Ft.
(64.70 Sq.M.)

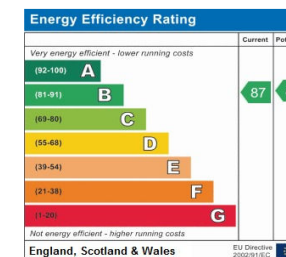
Total Approx. Floor Area 1577 Sq.Ft. (146.50 Sq.M.)

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.



First Floor
Approx. Floor
Area 681 Sq.Ft.
(63.30 Sq.M.)



The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk



ROUND & JACKSON
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.