



Bloxham Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS





# 32 Bloxham Road

Banbury, OX16 9JN

£485,000

A well presented and significantly extended four bedroom semi detached 1930's property with recently converted loft suite, large garden and large workshop with power and lighting and located on one of the most popular roads in Banbury.

## The property

32 Bloxham Road, Banbury is a well presented and greatly extended now four bedroom semi detached 1930's property with off road parking, large garden and large workshop which has vehicular access to the side. The property has recently undergone a full loft conversion and now boasts a wonderful master bedroom with en-suite shower room. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is a sitting room, further reception, large open plan kitchen diner, utility room and W.C. On the first floor there are three bedrooms and a family bathroom. On the second floor there is a very large master bedroom with en-suite shower room. To the rear there is a large lawned garden measuring around 80 feet with a large wooden workshop with power and lighting with gated access and gravelled parking area. To the front of the property there is a shared driveway providing parking for two vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include;

## Entrance Porch

A good sized porch with original inner door leading into the hallway.

## Entrance Hallway

A spacious hallway with original chequered tiled flooring and stairs rising to the first floor. Doors leading to all ground floor rooms and two useful storage cupboards.

## Sitting Room

A very pleasant sitting room with large bow window to the front aspect and feature fireplace with inset coal effect gas fire and tiled surround.

## Reception Room ( Former Garage )

A useful room which forms part of the former garage with window to the front aspect. Currently used as an office but could also be a playroom or home gym.

## Kitchen/Dining/Family Room

A spacious room which has been extended to the rear. The kitchen area is fitted with modern shaker style cabinets with wooden worktops over and tiled splash backs. Inset ceramic sink and drainer and window overlooking the garden. The Rangemaster cooker and Smeg dishwasher will remain as part of the sale. There is original terracotta tiled flooring throughout and a large under stairs storage cupboard. From the kitchen there is a utility room with Belfast sink and drainer with window to the side aspect, space and plumbing for a washing machine and door leading into a useful wooden lean-to. To the side of the kitchen there is a large pantry cupboard and W.C which is fitted with a white suite comprising toilet and wash basin with two windows to the side leading into another wooden lean-to. The kitchen leads into a large open plan dining area with inset wood burning stove and good quality herringbone wooden flooring. This room forms part of a ground floor extension with sliding door to the rear garden.

## First Floor Landing

Stairs rising to the second floor and doors to all first floor accommodation. Cupboard housing the Logic gas fired boiler and water tank. The boiler is less than a year old.

## Bedroom Two

A large double room with bow window to the front aspect.

## Bedroom Three

A large double room with window to the rear aspect and door leading into an en-suite shower room comprising shower cubicle, toilet and hand basin. Tiled splash backs, heated towel rail and window to the rear aspect.



#### Bedroom Four

A good sized single room with dual aspect windows to the front and side aspect.

#### Family Bathroom

Fitted with a modern white suite comprising P shaped bath with shower over, toilet and wash basin. Attractive white tiled splash backs, two windows to the rear aspect and wood effect flooring.

#### Master Suite/Loft Conversion

Small landing area with window to the side aspect and very large built-in cupboard. Door leading into a very large master bedroom with window to the rear aspect, built-in cupboard and further storage within the eaves. Door leading into an en-suite shower room comprising large shower cubicle, toilet and wash basin with panelled splash backs and window to the rear. Wood effect flooring.

#### Outside

Outside to the rear there is a paved patio area leading onto a very private lawned garden measuring around 80 feet with established trees and shrubs. There are several wooden sheds and at the foot of the garden there is a large, high quality workshop with power and lighting which could be used as a home office or gym. There are large opening doors to the side which lead to a small gravelled area where there is vehicular access to a side road running parallel to the property. To the front of the property there is a driveway providing parking for two vehicles with established trees and shrubs. The opening to the driveway is shared with the adjoining property.

#### Directions

From Banbury Cross proceed in a southerly direction along South Bar and at the traffic light controlled junction, turn right onto the Bloxham Road. Continue along this road where number 32 will be found on the right hand side just before the pedestrian crossing.

#### Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds the Town and many places of historical interest are within easy reach.

#### Services

All mains services connected. The gas fired boiler is on the first floor landing.

#### Local Authority

Cherwell District Council. Tax band D.

#### Viewing Arrangements

By prior arrangement with Round & Jackson.

#### Tenure

A freehold property.



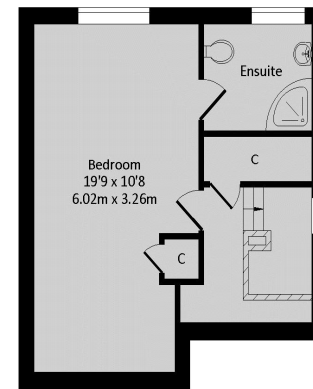
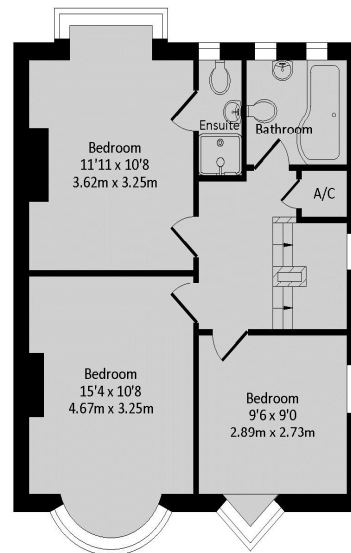


Outbuilding  
Approx. Floor  
Area 182 Sq.Ft.  
(16.90 Sq.M.)

Ground Floor  
Approx. Floor  
Area 868 Sq.Ft.  
(80.60 Sq.M.)

First Floor  
Approx. Floor  
Area 534 Sq.Ft.  
(49.60 Sq.M.)

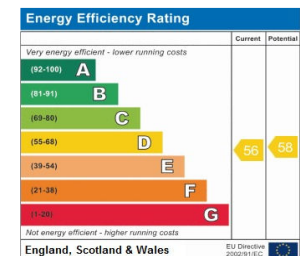
Second Floor  
Approx. Floor  
Area 330 Sq.Ft.  
(30.70 Sq.M.)



Total Approx. Floor Area 1914 Sq.Ft. (177.80 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.



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