



225 Bloxham Road, Banbury, Oxon OX16 9JU
£599,950 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A substantial detached house enjoying sought after location on the edge of Banbury providing excellent size accommodation throughout.

Entrance porch | Entrance hall | Cloakroom/WC | Dual aspect living room | Separate dining room | Kitchen/breakfast room | Utility | Master bedroom with en-suite | Three further first floor double bedrooms | Family bathroom | Double garage | Mature and established private south facing rear garden | Driveway providing ample of road parking | UPVC double glazing | Gas radiator heating

Providing excellent size accommodation throughout, a four bedroom detached non-estate house complemented by a private rear garden located within easy access of many amenities including both primary and secondary schools, Banbury town centre is also within walking distance. The property is offered with no onward chain.

Ground Floor

Front door.

Porch. Door through to entrance hall.

Entrance hall: Stairs rising off to first floor. Understairs storage. Cloaks cupboard.

Cloakroom: Low level WC. Pedestal handbasin. Tiling to splashback areas. Double glazed window to front aspect.

Living room: Dual aspect living room with feature box bay window to front aspect. Fireplace with inset living flame gas fire. Sliding doors giving access to the garden. Double doors giving access to dining room.

Dining room: Also access from the hallway. Window overlooking garden.

From the hallway door through to kitchen/breakfast room.

Kitchen/breakfast room: Bowl and a half stainless steel sink unit and drainer. Comprehensive range of oak fronted wall and base units. Complementary tiling to splashback areas. Ample work surfaces. Breakfast bar. Built-in 4 ring stainless steel gas hob with extractor over. Double oven and grill. Integrated fridge/freezer. Windows overlooking garden. Door to utility.

Utility: Stainless steel inset sink unit and drainer. Free space and plumbing for washing machine. Space for tumble dryer. Door to side aspect. Door to double garage.

First Floor

Spacious landing: Cupboard housing hot water tank and immersion heater.

Master bedroom: To front aspect with a range of fitted wardrobes.

En-suite bathroom: White suite comprising of panelled bath with mixer tap shower, handbasin and low level WC. Heated towel rail. All walls are fully tiled.

Bedroom two: Generous double bedroom to front aspect with useful store cupboard over stairwell.

Bedroom three: Double bedroom to rear aspect.

Bedroom four: Double bedroom to rear aspect with fitted wardrobe.

Bathroom: Coloured suite comprising of panelled bath with mixer tap shower and Mira electric shower and low level WC. All walls are fully tiled.

Outside

Rear garden: Enclosed by close board fencing and hedgerow giving a good degree of privacy. Predominantly laid to lawn. Patio areas. Mature shrubs and bushes. Hardstanding for shed. Further patio area. Outside tap. Access front to back via gate. The garden measures 50 ft x 50 ft.

Front: Areas laid to lawn. Mature shrubs, hedgerow and bushes. Pathway to front door.

Blocked paved driveway: Providing off road parking for several vehicles.

Double garage: Two up and over doors to front. Wall mounted gas boiler for domestic hot water and central heating. Light and power connected. Access to loft.

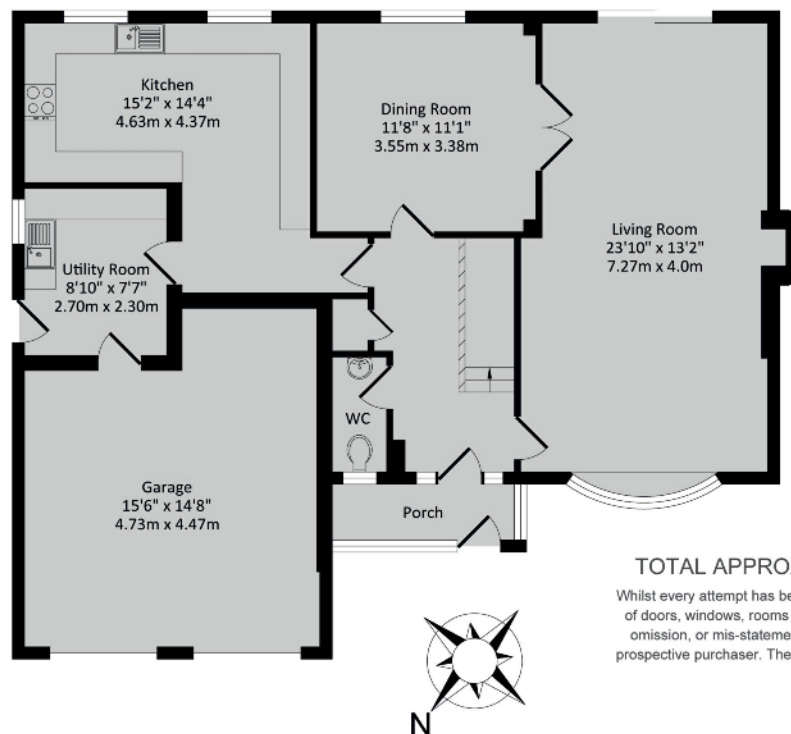
Services: All **Council Tax Banding:** F
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south along South Bar and onto the Oxford Road, taking the second right turn into the Bloxham Road.

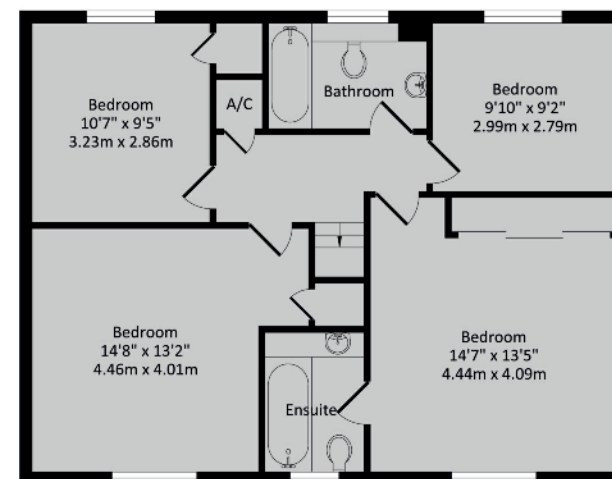




Ground Floor
 1136 sq.ft. (105.50 sq.m.) approx.



First Floor
 742 sq.ft. (68.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1878 sq.ft. (174.40 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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		
69-80	C		
55-68	D	64 D	72 C
39-54	E		
21-38	F		
1-20	G		

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

