



130 Bloxham Road
Banbury



130 Bloxham Road Banbury, Oxfordshire, OX16 9LG

Approximate distances

Banbury town centre 0.75 miles

Banbury railway station 1.75 miles

Junction 11 (M40 motorway) 3 miles

Oxford 21 miles

Stratford upon Avon 20 miles

Leamington Spa 19 miles

Banbury to London Marylebone by rail 55 mins

Banbury to Birmingham by rail approx. 50 mins

Banbury to Oxford by rail approx. 17 mins

A SUBSTANTIAL NON-ESTATE FAMILY HOUSE IN A PRIME LOCATION.

Porch, hall, cloakroom, sitting room, superb living kitchen/dining and family room, large office/playroom, five bedrooms, two bathrooms, gas ch, double glazing, generous gardens, off road parking, garage with utility, no upward chain. Energy rating D.

£562,500 FREEHOLD





Directions

From Banbury Cross proceed in a southerly direction along South Bar and turn right at the traffic lights toward Bloxham and Chipping Norton (A361). Continue for approximately ¼ of a mile along the Bloxham Road and the property will be found on the right hand side after the Queensway junction and can be recognised by our "For Sale" board.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 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 (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

The Property

130 BLOXHAM ROAD is a brick built detached and extended family house originally constructed in the 1950's. It successfully combines the traditional feeling of solidity with a modern layout and contemporary fittings. There is spacious well balanced and flexible accommodation on two floors which creates a practical home. One of the main features is the large open plan living kitchen/dining and family or garden room which opens to a large deck at the back. There are two further reception rooms including a living room at the front and the other would make a large office if required or play room. On the first floor there are five bedrooms currently but if four larger ones are preferred we believe a relatively straight forward conversion would be possible. There is a large family bathroom including the free standing bath and separate shower cubicle, a further en-suite bathroom and a ground floor cloakroom.

Externally there is off road parking on the driveway for two cars leading to the garage with utility area at the back and personal door to the kitchen. There are generous mature gardens to front and rear.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* A very well presented detached family house in a prime location.

* Located in a non-estate position within walking distance of the town centre and railway station.

* Extended practical accommodation on two floors.

* Traditional features and modern contemporary fittings.

* Superb open plan living kitchen/dining and family or garden room.

* Cream gloss kitchen fittings complimented by granite work surfaces and island with breakfast bar including built-in double oven, luxury gas hob with extractor over, wood flooring throughout, open plan living area with space for a sofa, dining and family/garden room area with ample space for table and chairs, doors to side and rear opening to a large raised deck.

* Large ground floor office/playroom.

* Utility area at the back of the garage.

* Five first floor bedrooms with scope to create four larger ones if preferred subject to building regulations approval where required.

* Large family bathroom with free standing bath, separate fully tiled shower cubicle, wash hand basin and WC, two heated towel rails, ceramic tiled floor and two windows.

* Master bedroom adjacent to a further bathroom fitted with a white suite comprising a panelled bath with shower unit over and fully tiled surround, semi recessed wash hand basin with cupboards under, WC, tiled floor, heated towel rail and window.

* Gas central heating via radiators and uPVC double glazing.

* Driveway providing off road parking leading to an integral garage with up and over door, power and light connected, door to side, personal door to the kitchen and utility area with sink, plumbing for washing machine, space for tumble dryer, pressurised tank and wall mounted Worcester gas fired boiler.

* Mature gardens to front and rear.

Services

All mains services are connected. The wall mounted boiler is located in the garage.

Local Authority

Cherwell District Council. Council tax band E (band review pending).

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Agent's note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

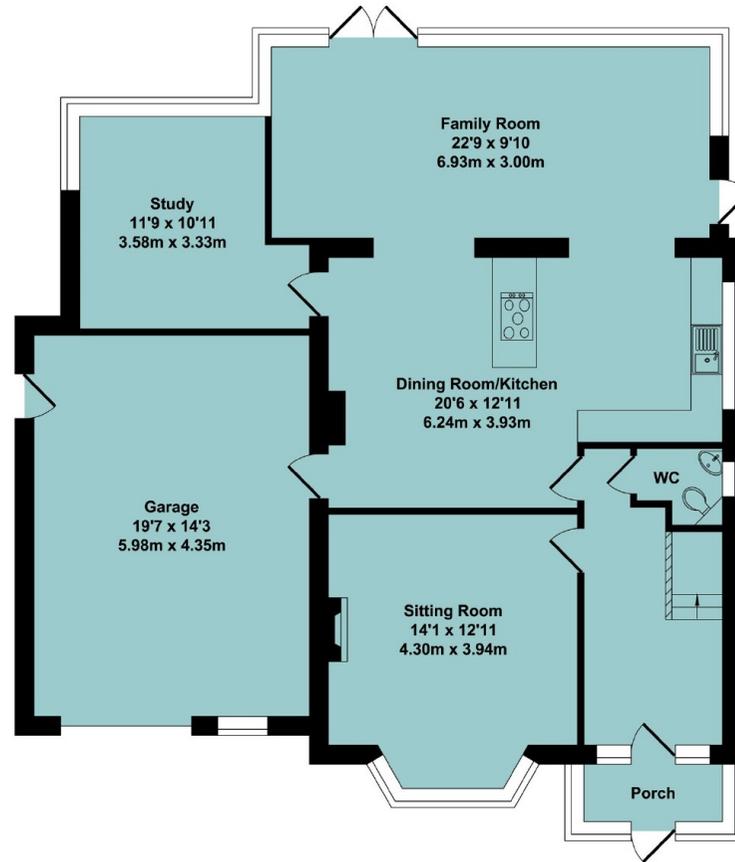
Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

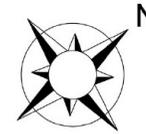
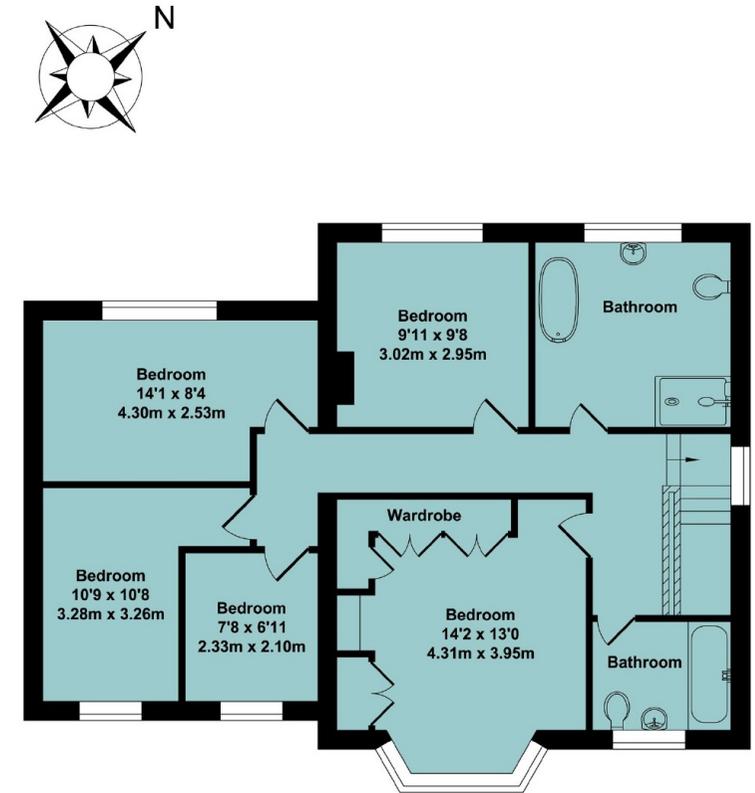
EPC

A copy of the full Energy Performance Certificate is available on request.

Ground Floor
Approx. Floor Area 1225 Sq.Ft. (113.80 Sq.M.)

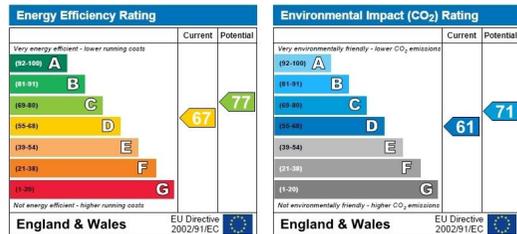


First Floor
Approx. Floor Area 827 Sq.Ft. (76.81 Sq.M.)



Total Approx. Floor Area 2052 Sq.Ft. (190.61 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER Fax: 01295 264100



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit 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.