



Little Acre, Little Bridge Road, Bloxham, Banbury OX15 4PU
'Offers in the region of' £550,000

Stanbra
Powell

Estate Agents
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Property Lettings





An impressive individual stone built property located in the heart of this well served, sought after village.

Spacious entrance hall | Dual aspect living room | Dual aspect kitchen/diner | Utility | Master bedroom en-suite | Two further bedrooms | Bathroom | Gardens to front and rear | Off road parking with room for two/three vehicles

Offered with no onward chain and providing well balanced accommodation throughout is a double fronted three double bedroom detached house.

Ground Floor

Porch: Front door leads to spacious:

Entrance hall: Under stairs storage.

Stairs rising off to first floor. Tiled flooring, double doors giving access to:

Cloak/WC: Wall mounted hand basin. Low level WC. All walls being fully tiled. Tiled flooring. Heated towel rail.

Living room: Dual aspect living room with exposed feature beam, brick fireplace with inset cast iron living flame gas fire. Double doors giving access to the garden.

Kitchen/diner: Dual aspect room. Window to front. Window overlooking garden. Stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of oak fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Tiled flooring. Integrated Zanussi dishwasher. Integrated Zanussi four ring electric hob with stainless steel oven and grill under. Extractor. Feature island unit. Integrated fridge and integrated freezer.

Utility room: Matching base units. Belfast sink. Tiling to splashback areas. Space for washing machine and tumble dryer. Windows to front and side. Wall mounted Worcester gas boiler for domestic hot water and heating, installed approximately 2 years ago. Matching tiled flooring. Wooden stable door giving access to the garden.

First Floor

Landing: Access to loft via pull down ladder partly boarded with light. Double glazed window to rear aspect. Airing cupboard housing hot tank and immersion heater.

Master bedroom: Generous double bedroom with window to rear aspect. Fitted wardrobes and en-suite.

En-suite: Shower cubicle, pedestal hand basin, low level WC. All walls being fully tiled. Shaver socket. Tiled flooring. Window to front aspect. Heated towel rail. Extractor.

Bedroom two: Double bedroom to front aspect with one fitted wardrobe and one walk-in wardrobe with a Velux window (walk in wardrobe has provisions for en-suite). Double glazed window to front aspect.

Bedroom three: Double bedroom to rear aspect. Double fitted wardrobes.

Bathroom: White suite comprising of bath and mixer tap shower. Pedestal hand basin. Low level WC. Tiling to splashback areas. Heated towel rail. Shaver socket. Extractor. Tiled flooring.

Outside

Rear garden: Enclosed by stone walling and fencing giving a good degree of privacy. The main section of the garden is laid to lawn with patio areas. This section of the garden has a maximum length of approximately 30 ft by a width of 36 ft. Access from front to back is via a wooden gate. The second section of the garden is accessed via steps to area laid to lawn, with shrubs and bushes. This area is approximately 30 ft wide by an average length of 20 ft.

Front: Consists of areas laid to lawn. Pathway to front door. Stone walling and hedgerow to boundaries. Block paved driveway providing off road parking for 2/3 vehicles.

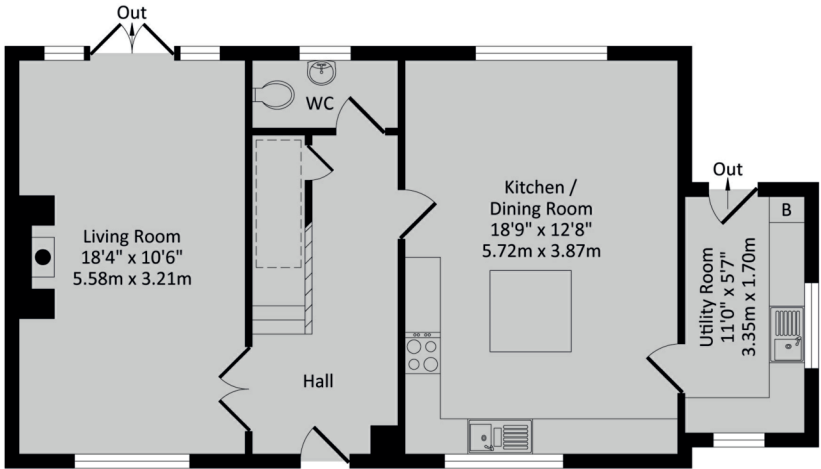
Services: All
Authority: Cherwell District Council

Council Tax Banding: E

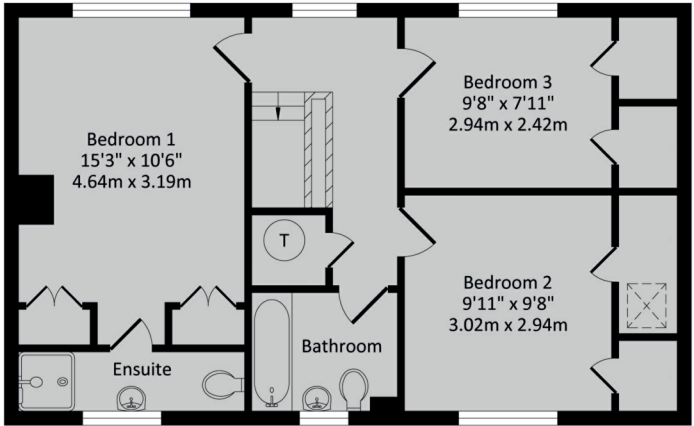




Ground Floor
626 sq.ft. (58.20 sq.m.) approx.

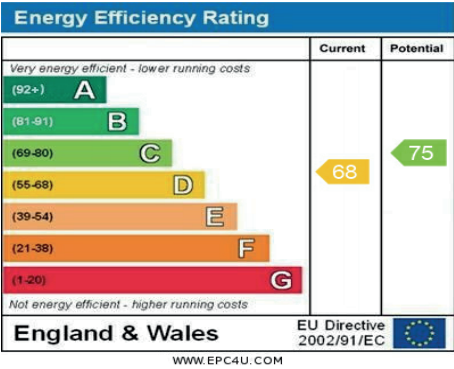


First Floor
562 sq.ft. (52.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1188 sq.ft. (110.40 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.



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



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