



14 Brookside Way, Bloxham, Banbury, Oxon OX15 4HY
£479,950 Freehold

Stanbra
Powell

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Property Lettings





Three bedroom detached family home in a popular village location.

Entrance hallway | Downstairs cloakroom | Living/dining room | Kitchen/breakfast room | Three double bedrooms | Refitted shower room | Double garage | Driveway | Good-size rear garden

Located in the ever-popular village of Bloxham is this three bedroom detached family home benefiting from a double garage, three well-proportioned double bedrooms, large living/dining room, kitchen/breakfast room, downstairs cloakroom, refitted bathroom and a good-sized rear garden.

Ground Floor

Front door is under a covered porch area.

Entrance hallway: Stairs rise to first floor. Wall mounted radiator. Doors to ground floor accommodation. UPVC double-glazed window to the front aspect. Useful storage cupboard.

Cloakroom: Two piece white suite comprising low level WC and wash hand basin with built-in storage cupboards underneath. Tiling to splashback areas. UPVC double glazed obscured window to the side aspect.

Living/dining room: Large reception room with ample space for sofa suite and dining table and chairs. Two wall mounted radiators. UPVC double glazed bay window to the front aspect and UPVC double glazed sliding patio doors onto the rear garden.

Kitchen/breakfast room: Range of base and eye level units with laminate worktop. Built-in appliances include oven, four ring electric hob, and stainless steel sink unit. Space and plumbing for washing machine, dishwasher, dryer, and full-height fridge freezer. Cupboard housing boiler. Tiling to splashback areas. UPVC double glazed door to side passageway. UPVC double-glazed window overlooks rear garden. Two pantry cupboards.

First Floor

Landing: Access to all first floor accommodation. UPVC double glazed window to the front aspect. Airing cupboard housing hot water tank.

Bedroom one: Large double bedroom with UPVC double-glazed window overlooking the rear garden. Built-in wardrobes. Wall mounted radiator.

Bedroom two: Good size double bedroom with UPVC double-glazed window overlooking the rear garden. Built-in wardrobe. Wall mounted radiator.

Bedroom three: Double bedroom with UPVC double glazed window to the front aspect and wall mounted radiator.

Bathroom: Refitted three piece white suite comprising low level WC, wash hand basin and walk-in wet room shower with rainfall showerhead over and separate shower attachment. UPVC double glazed obscured window to the front aspect.

Outside

Double garage: Brick built with pitched roof, electric roller door, power and light connected. Door leads to side passageway. Single glazed window to side aspect. The garage also houses a 10 kW battery for the solar panels.

Front: Driveway for two vehicles. Access to garage. Pathway leading to front door and extending to gated side access. Flower and shrub borders and an area laid to shingle. Outside tap.

Rear garden: Stepping out on to a good sized paved patio area with a step leading up to the main part of the garden which is mostly laid to lawn with flower and shrub borders. Hardstanding for greenhouse and shed. The garden is enclosed by fencing. Gated side access.

Bloxham

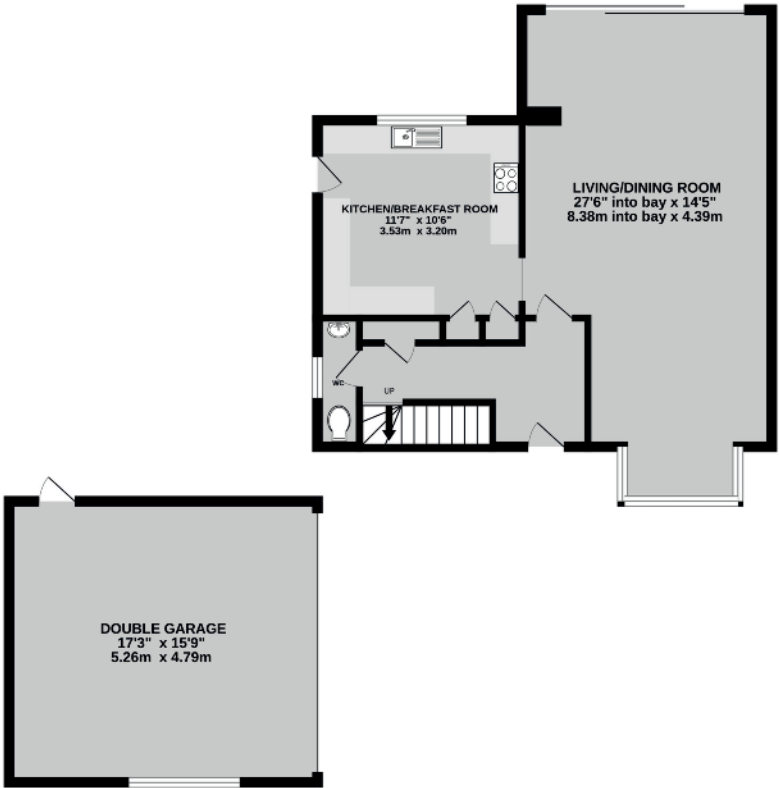
The village of Bloxham can be found approximately 5 miles from Banbury and offers a range of amenities including post office, choice of public houses and doctors surgery. Schooling in the village offers primary, secondary and also Bloxham private school.

Services: All Council Tax Banding: D
Authority: Cherwell District Council

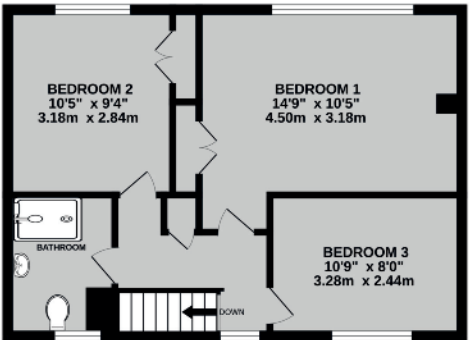




GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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