



Crab Tree Close
Bloxham



ROUND & JACKSON
ESTATE AGENTS



5 Crab Tree Close

Bloxham, OX15 4SE

£425,000

A very spacious four bedroom stone-built family home with a garage and a private rear garden and located within the popular village of Bloxham.

The Property

5 Crab Tree Close, Bloxham is a spacious, four bedroom, stone-built family home which offers very versatile living accommodation over three floors. The property is located in a very quiet development and benefits from having a private rear garden, a garage and parking. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is a spacious hallway, a W.C, a kitchen diner and a large sitting room. On the first floor there are three bedrooms and a family bathroom. On the second floor there is a large and very impressive main bedroom with an en-suite shower room and W.C. Outside to the rear there is a pleasant lawned garden and a garage at the foot of the garden with driveway parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and a useful understairs cupboard. Doors to all the ground floor rooms and there is good quality wood effect laminate flooring throughout.

W.C

Fitted with a white suite comprising a toilet and hand basin and the wood effect laminate flooring continues.

Kitchen/Breakfast Room

A good size kitchen with space for a table and chairs and a window to the front aspect. The kitchen is well fitted with a range of cream coloured shaker style cabinets with worktops over and tiled splash backs. There is a one and a half bowl sink with drainer and there are a range of integrated appliances including; a fridge freezer, a dish washer, a washing machine, an electric oven, a four ring gas hob and extractor hood. There is a wall mounted Ideal gas fired boiler within one of the wall cabinets and wood effect flooring throughout.

Sitting Room

A very spacious sitting room with plenty of space for furniture. There is a window and door leading into the rear garden and there is a central fireplace with electric fire in place.

First Floor Landing

Doors leading to all the first floor rooms and cupboard which houses the hot water tank with shelving above. There is a further door leading to the stairs to the second floor.

Bedroom Two

A very spacious double bedroom with two windows to the front aspect and a door leading into the family bathroom.

Bedroom Three

A spacious double bedroom with a window to the rear aspect.

Bedroom Four

A good size single bedroom with a window to the rear aspect. This room is currently being used as a dressing room.

Family Bathroom

Fitted with a white suite comprising a panelled bath, a toilet and a wash basin. There are tiled splash backs and wood effect vinyl flooring is fitted and there is a door leading onto the landing with a further door leading into bedroom two.

Main Bedroom Suite (Second Floor)

An impressive and very large main double bedroom which is very bright and airy with dual aspect windows to the front and rear aspects. There is a door leading into the en-suite shower room which is fitted with a white suite comprising a large shower cubicle, a toilet and a wash basin. There is wood effect vinyl flooring throughout.



Garage

A single garage with power and lighting and an up-and-over door leading onto the driveway. There is a further pedestrian door leading into the rear garden.

Outside

To the rear of the property there is a private lawned garden with a decked area adjoining the house and a pathway leading to the foot of the garden and garage where there is further decked area and gravelled border. To the front of the property there is a pathway leading to the front door and there are established bushes fronting the property and pathway.

Directions

From Banbury proceed south westerly via the Bloxham Road (A361) and continue for approximately two and a half miles until the village of Bloxham is reached. Take the first road on the right into Ell's Lane and then turn immediately left into Crab Tree Close where Number 5 will be found immediately on your right fronting Ell's Lane.

Situation

Bloxham is a large ironstone village south west of Banbury on the A361 Chipping Norton Road. Within the village there are a range of amenities including post office, local shops, hairdressers, petrol station, a choice of public houses and churches, dentist and doctor's surgery. Schooling within the village includes primary, secondary and Bloxham School, an independent co-educational school catering for boarders and day pupils. Tudor Hall Girls School is approximately one mile outside of the village. Further comprehensive facilities can be found in the nearby market town of Banbury that include the Castle Quay Shopping Centre and the Spiceball Leisure Centre. The M40 Jct 11 is to the east of the town gives access to both Birmingham and London. From Banbury there is also a mainline railway station with services to London Marylebone in under an hour.

Services

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band E.

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property

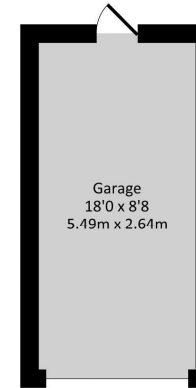
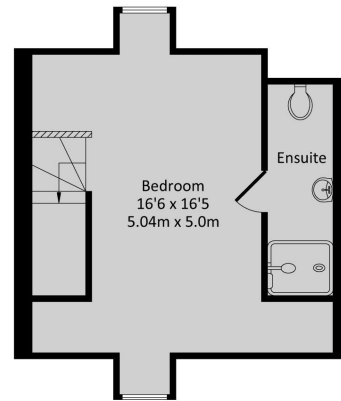
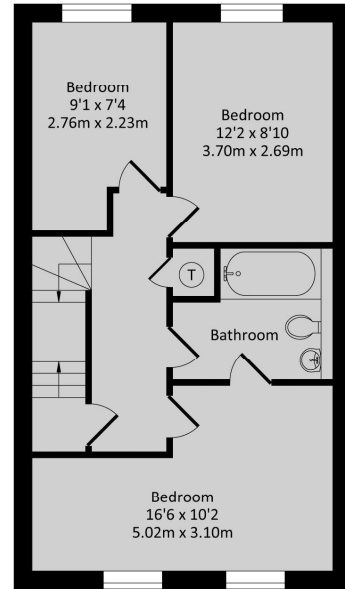
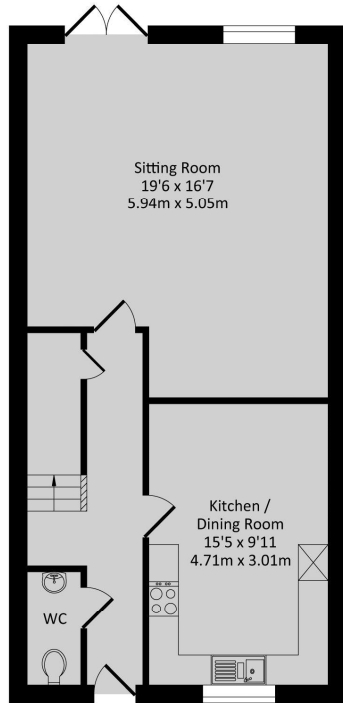


Ground Floor
Approx. Floor
Area 584 Sq.Ft.
(54.3 Sq.M.)

First Floor
Approx. Floor
Area 500 Sq.Ft.
(46.5 Sq.M.)

Second Floor
Approx. Floor
Area 284 Sq.Ft.
(26.3 Sq.M.)

Garage
Approx. Floor
Area 157 Sq.Ft.
(14.6 Sq.M.)



(Not Shown In Actual
Location / Orientation)

Total Approx. Floor Area 1525 Sq.Ft. (141.7 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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