



Tadmarton Road
Bloxham



ROUND & JACKSON
ESTATE AGENTS



Tadmarton Road

Bloxham, Banbury, OX15 4QR

£525,000

A significantly extended and modernised family home located within this popular and well served village.

The Property

Westbrook, is a spacious and well presented four bedroom detached house located in this desirable village. The property has been cleverly extended to both the ground floor and first floor to include a large entrance hall, a spacious modern fitted kitchen, a large sitting room with doors to the garden, a dining room, study, utility room and cloakroom, the first floor comprises a main bedroom suite with a dressing area and shower room, there are two further double bedrooms, a single bedroom and a family bathroom. To the outside there is a paved driveway providing ample parking for several vehicles, the rear garden is laid to lawn with a large patio and a brick built garden room currently used as a home gym.

Entrance Hallway

Composite front door with windows to each side and lots of natural light from the sky light, oak flooring, stairs to the first floor, access to;

Kitchen

Fitted with an extensive range of modern grey gloss fronted cabinets with wood effect surfaces over, one and half bowl sink and drainer unit, space for a range style cooker with extractor hood over, tiled splashbacks, tiled floor, window to the front and roof light window.

Sitting Room

A spacious "L" shaped reception room with patio doors and a window to the rear garden, doorway to;

Rear Lobby

Door to rear garden, doors to;

Study

A useful space for a home office.

Utility Room

Fitted with work tops and shelving, space and plumbing for laundry appliances.

Cloakroom

Fitted with a modern white WC and vanity wash basin, window to the rear, heated towel rail.

Dining Room

Accessed from the entrance hall with oak flooring, window to the front.

First Floor Landing

Doors to;

Bedroom One

A large main bedroom with a window to the front, a dressing area with fitted clothes storage and door to;

Ensuite

Fitted with a modern white suite comprising a walk shower, WC and hand basin, tiled walls and flooring, window to rear, heated towel rail.

Bedroom Two

A large double bedroom with a window to the front.

Bedroom Three

A double bedroom with a window to the rear.

Bedroom Four

A single bedroom with a window to the rear.

Family Bathroom

A modern bathroom fitted with an "L" shaped bath with a shower over, WC and hand basin with built in vanity unit, tiled walls, laminate flooring, heated towel rail, window to front.

Rear Garden

A well maintained rear garden with a large patio accessed from the house, lawn area, two garden sheds and the garden room, gated side access.

Garden Room/Gym

A brick built and insulated garden room with double glazed patio doors and window, power connected. Ideal as a home gym or office.

Front Driveway

A paved front driveway provided space for several cars.

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 right hand turn into Courtington Lane and continue to the end and turn left onto the Tadmarton Road where the property will be found after a short distance on the right hand side between the turnings for Cumberford Close and Brookside Way.

Situation

Bloxham is located south west of Banbury on the A361 Chipping Norton Road. Within the village there is a range of amenities including a post office, local shops, hairdresser, petrol station, choice of public houses and doctors surgery. Schooling within the village includes primary, secondary and also Bloxham public school. There is a fine church dating principally from the 14th Century and some of the sporting facilities at Bloxham School are available to residents of the village during off peak periods and holidays. Bloxham is approx. 3 miles from Banbury mainline train station with an excellent service to London Marylebone. There is also easy access to junction 11 of the M40 motorway.

Services

Services All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing

Strictly by prior arrangement with Round & Jackson.

Tenure

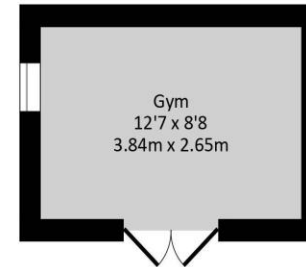
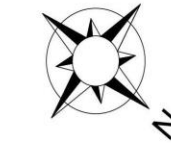
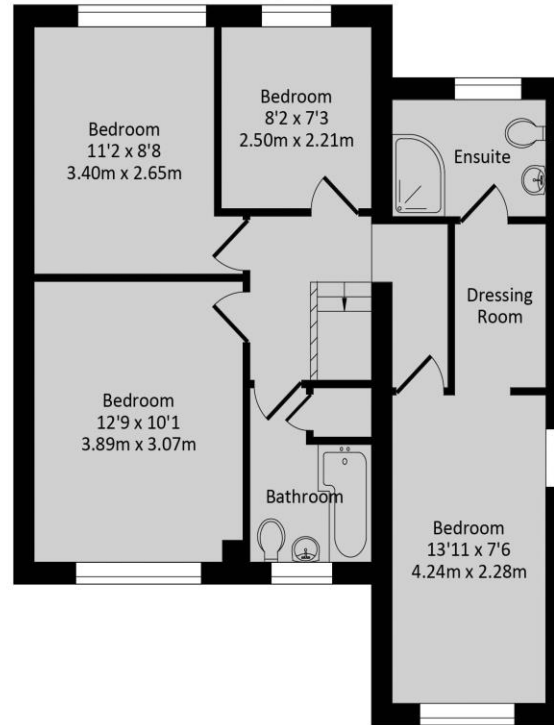
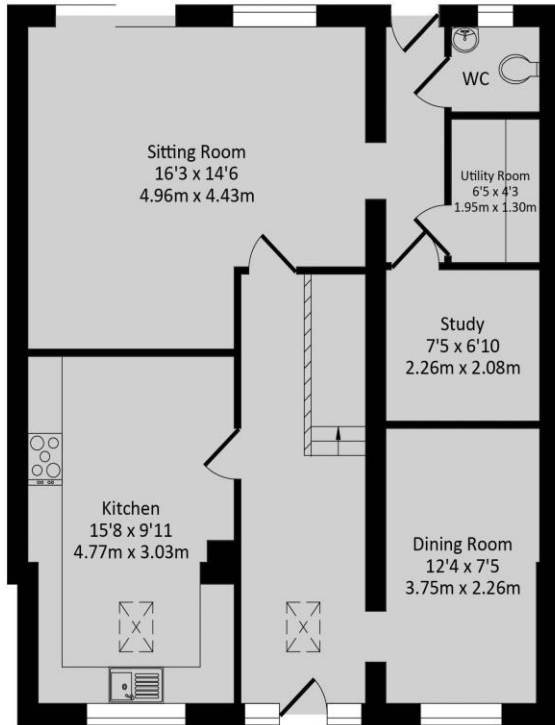
A freehold property.



Ground Floor
Approx. Floor Area 749 Sq.Ft.
(69.60 Sq.M.)

First Floor
Approx. Floor Area 616 Sq.Ft.
(57.20 Sq.M.)

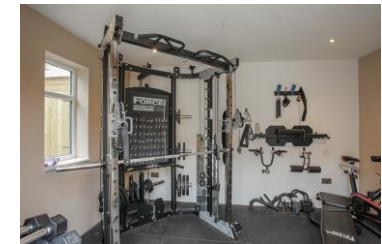
Outbuilding
Approx. Floor Area 110 Sq.Ft.
(10.20 Sq.M.)



Total Approx. Floor Area 1475 Sq.Ft. (137.0 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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