



8 Gauntlets Close
Bloxham, OX15 4NY



ROUND & JACKSON
ESTATE AGENTS





An extended, four bedroom, detached family home with a double garage and a private rear garden. The property is situated at the end of a very quiet cul-de-sac within this popular village.

The property

8 Gauntlets Close, Bloxham is an extended, four bedroom detached family home with a double garage and driveway. The property has a private, and very well cared for, rear garden and benefits from being situated at the end of a very quiet cul-de-sac. There are solar roof panels fitted which give a nice return through a feed-in tariff and the property offers a large amount of very versatile living space throughout. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, shower room with W.C, sitting/dining room, kitchen/breakfast room, utility room and a large study/playroom. On the first floor there is a large landing, four good size bedrooms and a family bathroom. Outside to the front there is a double garage with driveway parking for two vehicles and a large lawned garden. To the rear there is a large, and very private, lawned garden with a vegetable section, greenhouse and a shed. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful addition to the property with slate tiled flooring and a door leading into the hallway.

Entrance Hallway

Stairs rising to the first floor with doors leading off to the ground floor rooms. High quality Amtico flooring throughout.

Sitting/Dining Room

A large and very bright and airy room with a window to the front aspect and double doors leading into the garden. There is ample space for lounge furniture and a dining table and chairs and the high quality Amtico flooring continues throughout. There is a Penguin log burning stove fitted which adds a nice feature to the room.

Study

A large and very versatile room which is currently being used as a study. This room could be a playroom or even a bedroom if required and has fitted shelving to one wall. The high quality Amtico flooring continues.

Kitchen/Breakfast Room

Fitted with a range of white fronted cabinets with worktops over and tiled splash backs. There is a breakfast bar area that seats two people and a window to the rear aspect with arched doors leading into the utility area, which is a nice feature. There is an integrated electric oven, a four ring gas hob and an extractor hood and space for a free-standing fridge freezer. The kitchen has a double sink with drainer and there is tiled flooring throughout.

Utility Room

A really useful addition to the property which has many white fronted cabinets with wooden worktop and an inset sink with drainer. There is space and plumbing for a washing machine and there is an integrated, slimline dishwasher fitted. There is tiled flooring throughout and doors leading into the garage and garden with a further window to the rear aspect. The gas fired Worcester boiler is also located here.

Ground Floor Shower Room And W.C

Fitted with a white suite comprising a shower cubicle, toilet and hand basin. There is tiled flooring and a heated towel rail is fitted.

Double Garage

A double garage with power and lighting fitted and internal door leading into the utility room with a window to the rear. There is storage within the roof space and two garage doors were replaced in around 2021.

First Floor Landing

A spacious landing with a window to the front aspect and a built-in airing cupboard which houses the hot water tank and has shelving above. Doors leading to the other rooms and loft hatch to the roof space which is partly boarded with lighting fitted.



Bedroom One

A very bright double bedroom with a window to the front aspect and a range of fitted wardrobes.

Bedroom Two

A large double bedroom with a built-in wardrobe and a window to the rear aspect offering a pleasant outlook over large gardens.

Bedroom Three

A good size double bedroom with a built-in wardrobe and a window to the rear aspect offering a pleasant outlook over large gardens.

Bedroom Four

A single bedroom with fitted wardrobes and drawers and a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. There are attractive tiled splash backs, tiled flooring and there is a heated towel rail fitted and a window to the side aspect. There is an electric power shower fitted which is around a year old.

Outside

To the rear of the property there is a large, and very private, lawned garden with many established trees and bushes.

There is a paved patio area to the side and rear and there is a greenhouse, wooden shed and water butt. There is a vegetable planting area with gated access to the side of the property where there is a further paved area with established shrubs. We are lead to believe that all fences are shared 50/50 with the neighbouring houses. To the front of the property there is a large tarmac driveway which was replaced in around 2021 and a large lawned area with more established trees and shrubs.

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.

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.

Continue past the Warriner School and then turn left into Chipperfield Park Road and then turn right again into Colegarve Road. Continue along this road and then turn right into Gauntlets Close where Number 8 will be found in the bottom right hand corner.

Services

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

Local Authority

Cherwell District Council. Tax band E.

Viewings Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property

Agents Note

The solar panels are owned outright and create around 3500 units per year with the current owners receiving a feed-in tariff (FIT)

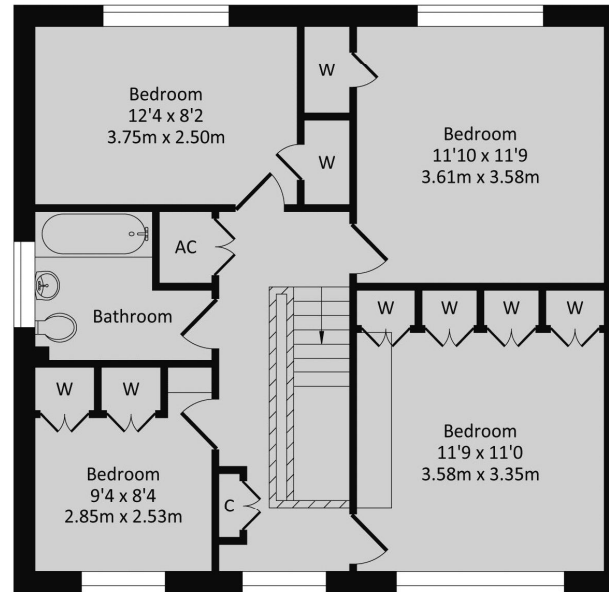
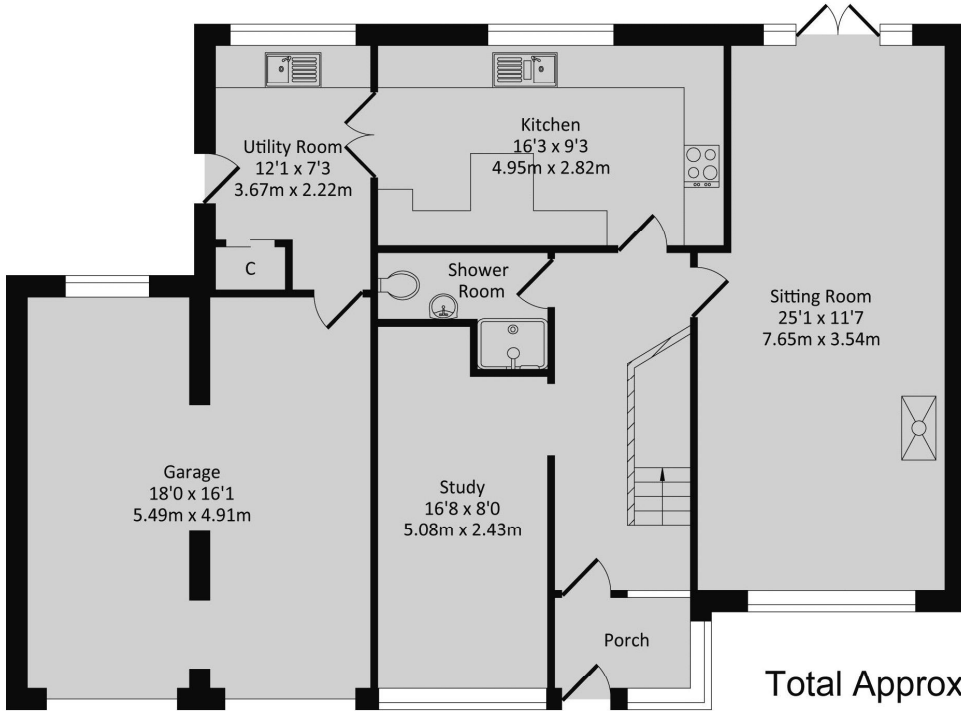
Guide Price: £540,000



Ground Floor
Approx. Floor
Area 1118 Sq.Ft.
(103.90 Sq.M.)



First Floor
Approx. Floor
Area 671 Sq.Ft.
(62.30 Sq.M.)



Total Approx. Floor Area 1789 Sq.Ft. (166.20 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	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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