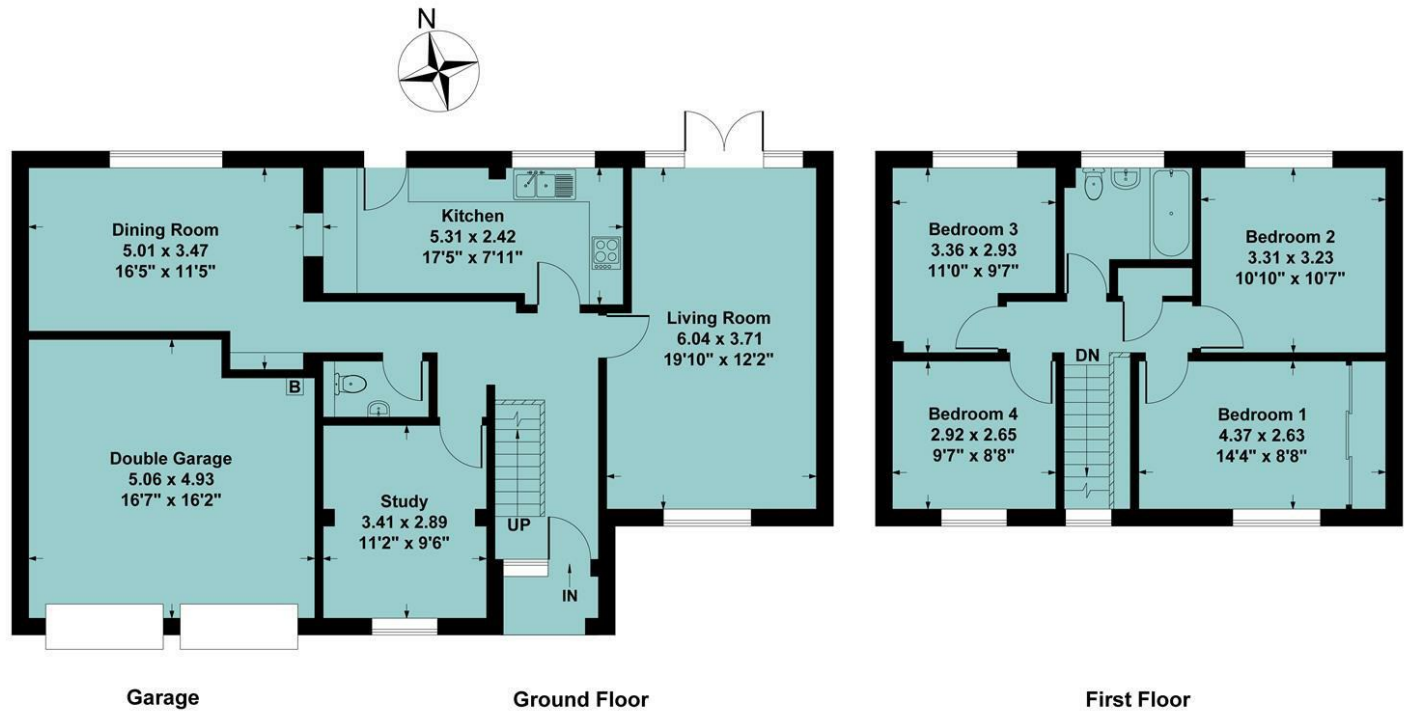


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor Approx Area = 78.30 sq m / 843 sq ft
First Floor Approx Area = 52.72 sq m / 568 sq ft
Garage Approx Area = 23.76 sq m / 256 sq ft
Total Area = 154.78 sq m / 1667 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
 31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



30 Chipperfield Park Road
 Bloxham



30 Chipperfield Park Road, Bloxham, Oxfordshire, OX15 4NX

Approximate distances

Banbury 3 miles
Chipping Norton 11 miles
Junction 11 (M40 motorway) 5 miles
Oxford 25 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A RARE OPPORTUNITY TO ACQUIRE ONE OF THE FEW PROPERTIES NEAR THE FRONT OF THIS DEVELOPMENT WITH LARGER PLOTS. SPACIOUS ACCOMMODATION WITH SCOPE TO EXTEND AND NOT OVERLOOKED TO THE REAR.

Recessed porch, hall, cloakroom, sitting room, dining room, office/playroom, kitchen/breakfast room, four bedrooms, bathroom, gas ch via rads, uPVC double glazing, double garage, very deep frontage with exceptional driveway parking, large rear garden, no upward chain. Energy rating D.

£575,000 FREEHOLD



Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). After approximately 3 miles Bloxham will be reached. Having passed Warriner School turn left into Chipperfield Park Road and the property will be found after a very short distance on the left and can be recognised by our "For Sale" board.

Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, a beauticians, a hairdressers, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service, doctor's surgery and golf driving range.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* A substantial detached brick built house believed to date back to the 1970's which has been extended at ground floor level to the rear.

* Occupying an exceptionally large plot on the edge of this favoured development which is very conveniently situated for schooling.

* Offering scope for extension if required within this generous plot which includes a very large frontage providing very generous off road parking on the driveway leading to the double garage which has light and power connected and also houses the wall mounted Worcester combination gas fired boiler.

* Ground floor cloakroom with a white suite.

* Sitting room with large window to front, French doors and side panels opening to the rear garden.

* Large dining room with window to rear overlooking the garden, laminate wood effect floor, shelved recess with cupboards under.

* Good sized office/playroom with window to front.

* Kitchen/breakfast room with a good range of

units, built-in oven, gas hob and extractor, plumbing for washing machine, space for fridge/freezer, space for table and chairs, window and door to the rear garden.

* All four bedrooms can be used as doubles and there is a bathroom with a white suite.

* Large rear garden which is mainly level and approached via a side access and gate. It includes a large patio, shaped lawns and well stocked borders, small pond, vegetable plot at the side, summerhouse/shed, fruit trees and other ornamental trees and shrubs including Magnolia and Weigela.

Services

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

Local Authority

Cherwell District Council. Council tax band E.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.