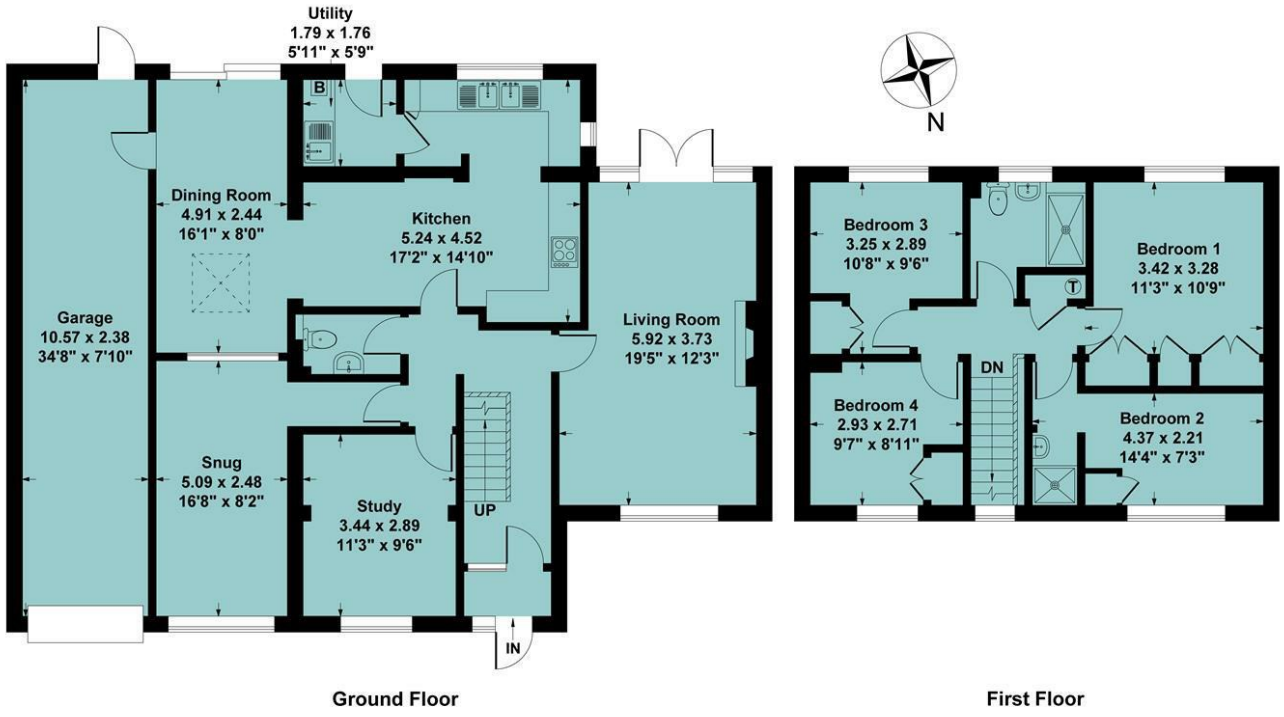
Agents Note

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

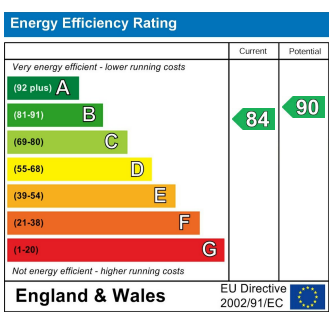
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 100.59 sq m / 1083 sq ft
First Floor Approx Area = 52.36 sq m / 564 sq ft
Garage Approx Area = 24.15 sq m / 260 sq ft
Total Area = 177.10 sq m / 1907 sq ft

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

www.focuspointhomes.co.uk



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.



29 Chipperfield Park Road
Bloxham

Anker

29 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 SPACIOUS AND GREATLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME BENEFITTING FROM THREE RECEPTION ROOMS, AN OPEN PLAN KITCHEN/DINING ROOM PLUS A GARAGE AND OFF ROAD PARKING

Entrance hall, living room, kitchen/dining room, utility, study, snug, four bedrooms, family bathroom, tandem double garage, rear garden, driveway parking. Energy rating B.

£500,000 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 on the right hand side.

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, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service and doctor's surgery.

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:

* Entrance porch with space for coats and shoes, door to entrance hall.

* Entrance hall with doors to all downstairs accommodation and stairs to first floor.

* Dual aspect living room with window to front and French doors to the rear, fireplace with ornamental stone surround and wooden mantel, ample space for all furniture

* Kitchen/dining room fitted with a range of base and eye level units with neutral fronts and a dark worktop over, inset double oven with a four ring gas hob and extractor over, double inset sink, space for fridge freezer, space for under counter fridge, door to the utility, opening to the dining area where there is ample space for table and chairs, a window overlooking the snug, patio doors to rear garden, door to garage.

* Utility room with wall mounted units, space and plumbing for washing machine, space for tumble dryer, inset sink, wall mounted gas fired boiler, door to rear garden.

* Study accessed off the hallway with window to front and space for furniture.

* Snug which is part of a garage conversion with window to front and window to rear overlooking the dining room. This room has the potential to be a ground floor bedroom if required.

* Downstairs WC with WC and wash hand basin.

* First floor landing with hatch to loft and airing cupboard housing the hot water tank.

* Bedroom one is a double with window to rear and built-in wardrobes.

* Bedroom two is a double with a window to the front, built-in wardrobe, a shower cubicle and wash hand basin.

* Bedroom three is a large single/small double with a built-in wardrobe and a window to the rear.

* Bedroom four is also a large single/small double with a built-in wardrobe and a window to the front.

* Family bathroom with a walk-in shower cubicle, WC, wash hand basin, window to rear and tiled walls.

* The rear garden is mostly laid to lawn with a block paved patio. The garage is accessed via a personal door in the dining area, an up and over door to the front and a door at the rear which leads to the garden. It has light and power. There is a block paved driveway with off road parking for at least two vehicles.

* Solar panels - details tbc.

Services

All mains services are connected. The boiler is located in the utility.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

Energy rating: B

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 £35 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.