Anker



29 Chipperfield Park Road

Bloxham

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







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.

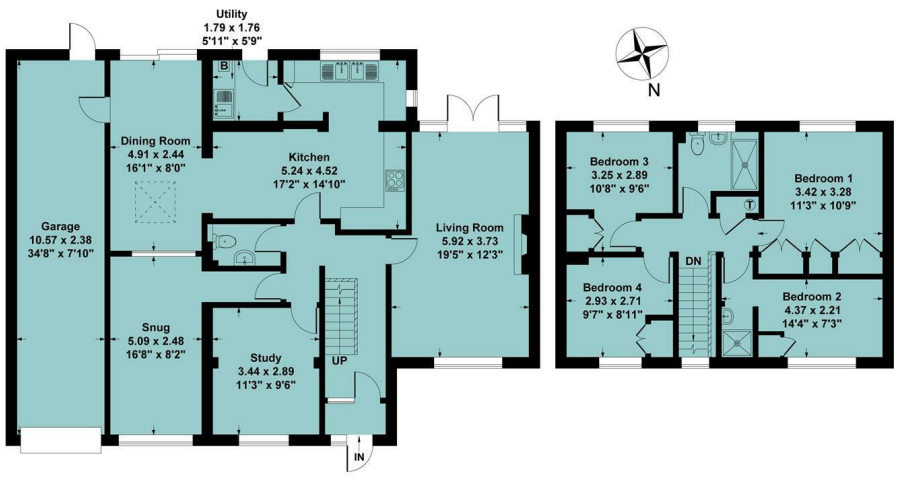
Energy rating: B

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.

Floor Plans



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

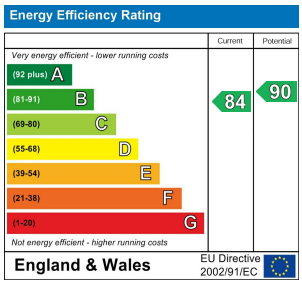
Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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