



Bloxham  
Oxfordshire

## Bloxham, Oxfordshire

---

A Modern Family Home with Impressive Accommodation over Three Floors Set In A Larger-Than-Average Plot in a Quiet Cul-de-Sac Location.

The property briefly comprises: Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Bedroom One with En-Suite Shower Room, Bedroom Two, Bedroom Three with En-Suite Bathroom, Two Further Bedrooms and a Family Bathroom.

Outside the property has a Detached Double Garage and a Fully Enclosed Rear Garden with Paved Patio and Large Shed.

The picturesque village of Bloxham offers many amenities including a convenience store, Post Office, hairdressers, three Public Houses offering good food, doctors and dentist. The village has a good community spirit and offers many clubs ranging from babies and toddlers groups, to Brownies, Scouts, table tennis, football, mountaineering, bowls, WI, history and gardening clubs, to name a few. Also within the village there is the Bloxham Church of England Primary School and secondary education at the Warriner School. Bloxham School is an independent co-educational school catering for boarders and day pupils.





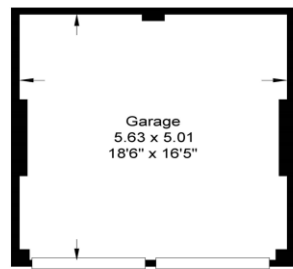
- Entrance Hall
- Sitting Room
- Kitchen / Dining Room
- Utility Room
- Bedroom One with En-Suite Shower Room
- Bedroom Two
- Bedroom Three with En-Suite Bathroom#
- Two Further Bedrooms
- Family Bathroom
- Detached Double Garage
- Fully Enclosed Rear Garden



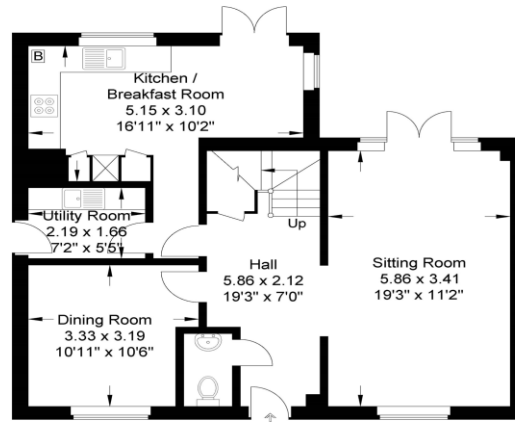
Guide Price: £470,000



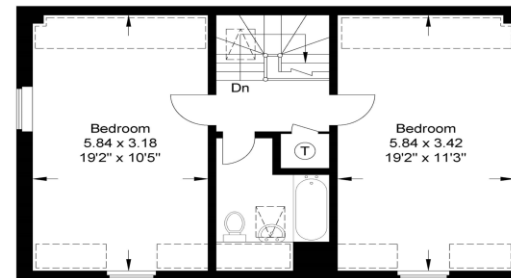
Approximate Gross Internal Area = 118.08 sq m / 1271.0 sq ft  
 Garage = 28.21 sq m / 303.64 sq ft  
 Total Area = 146.29 sq m / 1574.65 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



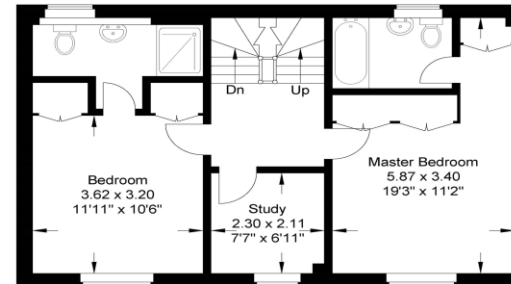
Garage



Ground Floor



Second Floor



First Floor

**Local Authority**  
 Cherwell District Council

**Tenure**  
 Freehold

**Additional Information**

Banbury c. 3 miles  
 Deddington c. 4 miles  
 Chipping Norton c. 9 miles  
 Oxford c. 23 miles  
 Birmingham c. 55 miles  
 London c. 81 miles  
 M40 access c. 6 miles  
 Banbury to London Marylebone c. 1 hour.



Market House, Market Square, Deddington, Oxfordshire, OX15 0SB  
 Tel: 01869 338898  
 Fax: 01869 338337  
 Email: [deddington@mark-david.co.uk](mailto:deddington@mark-david.co.uk)  
[www.mark-david.co.uk](http://www.mark-david.co.uk)

**Important Notice**

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.