



Bloxham, Oxfordshire

£1,195 Per Month - Available Now





*Are you looking for a character country cottage in a busy village with varied facilities? If so then this 3 bedroom period property with a garden could be just the home you seek.*

3 Bedrooms | Living Room | Inglenook fireplace | Dining Room | Kitchen/B'fast Room | Shower room | Some appliances.

### Description

A detached Grade II Listed period stone cottage situated in the heart of this well served north Oxfordshire village. The property stands under a thatched roof and retains character features. In the sitting room there is a large inglenook fireplace with canopy and stone hearth, a beamed ceiling, a shelved former window recess, and timber flooring which extends through to the separate dining room from where an open tread staircase rises to the first floor. A stable door and stone steps lead to the kitchen/breakfast room which has a slate tiled floor and is fitted with a range of modern units which include a built in oven and hob with extractor over, and plumbing for appliances. A glazed door leads onto the rear garden. Off the kitchen there is an inner lobby which in turn leads to the bathroom. The

bathroom has a white suite and a continuation of the slate tiled floor. Upstairs there are three bedrooms. The master bedroom has exposed roof timbers, a window seat and built in wardrobe.

### Situation

Bloxham is a large ironstone village south west of Banbury on the A361 Chipping Norton Road. Within the village there are a range of amenities including post office, local shops, hairdressers, petrol station, choice of public houses, a village church, dentist and doctor's surgery. Schooling within the village includes primary, secondary and a public school. Further facilities can be found in the nearby market town of Banbury including a mainline railway station to London Marylebone, and M40 Jct 11.



### Hamptons Banbury Lettings

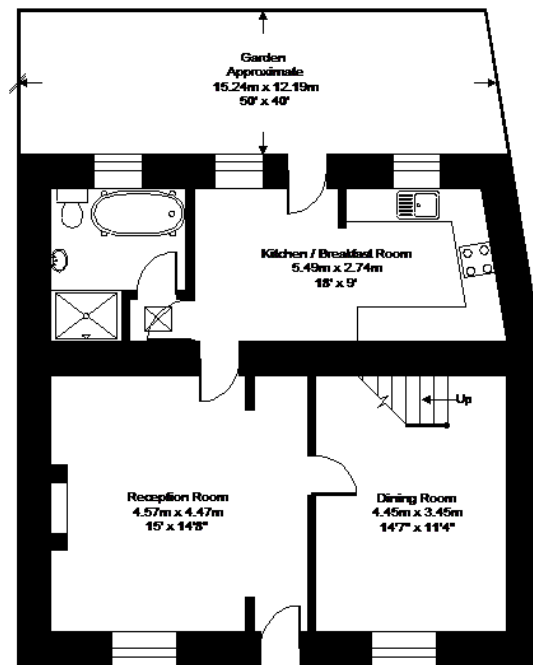
44 Market Place

Banbury OX16 5NW

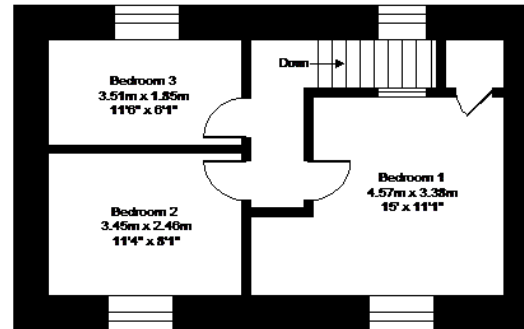
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## Floorplan



GROUND FLOOR



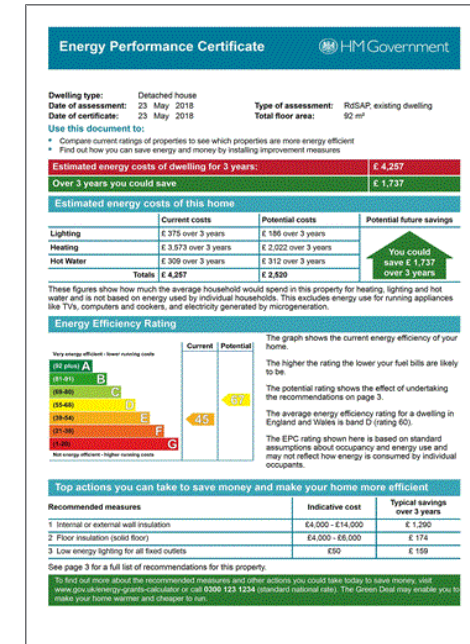
FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1100 SQ FT 102.1 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for information only and should not be relied on as a basis of valuation.

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## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.

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