



4 Rock Close

Barford St. Michael, Oxfordshire, OX15 0RR



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ESTATE AGENTS





A three-bedroom detached stone built property, pleasantly situated in the sought-after village of Barford St. Michael, offering a generous rear garden, double garage and off-street parking. The property is offered for sale with the benefit of no onward chain.

The property

4 Rock Close, Barford St. Michael is a generously sized, detached stone-built family home, occupying a good-sized plot and situated along a private, no-through road. The property is in need of modernisation, offering buyers plenty of scope to improve and personalise the accommodation to their own tastes and requirements. There is also potential to extend, subject to the necessary consents. The spacious and well-planned accommodation is arranged over two floors. On the ground floor, there is a welcoming entrance hall, sitting room, conservatory, kitchen/diner and cloakroom. To the first floor, a central landing leads to three double bedrooms and a family bathroom. To the front of the property, there is a lawned garden enclosed by a hedge border, whilst to the rear there is a large garden offering plenty of scope for landscaping and creating an attractive outdoor space. We have prepared a floorplan to show the room sizes and layout, some of the main features include;

Entrance Hall

A central hallway with stairs rising to the first floor and doors to all first floor accommodation.

Kitchen/Diner

Fitted with a range of eye-level cabinets, base units and drawers with work surfaces over, tiled splashbacks and a stainless steel sink and drainer. There is space and plumbing for a washing machine and dishwasher, together with space for an oven and under-counter fridge. A separate dining area provides ample space for a table and chairs, with windows overlooking the front and rear aspects and a door leading to the rear garden. The kitchen and dining area also offer excellent potential to create a superb open-plan kitchen/diner, subject to any necessary consents.

Sitting Room

Double doors from the hallway lead into the sitting room, which features a central Rayburn stove, a window overlooking the front aspect and sliding doors leading through to the conservatory.

Conservatory

A useful addition to the property with tiled flooring and a door to the rear garden with reflective glass and self cleaning windows.

Cloakroom/W.C

Fitted with a white suite comprising a WC and wash hand basin. A window to the rear aspect and a large understairs storage cupboard.

First Floor Landing

A central landing with doors to all first floor accommodation, a window to the rear aspect and an airing cupboard housing the hot water tank. A loft hatch provides access to the roof space.



Bedroom One

A double bedroom with a window to the front aspect and fitted wardrobes. An open doorway leads into bedroom three which could be closed off, if required, to reinstate two separate bedrooms.

Bedroom Two

A double bedroom with a window to the front aspect and fitted wardrobes.

Bedroom Three

A double bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, wash hand basin and WC with tiled splashbacks and a window to the rear aspect.

Outside

To the front of the property, there is a lawned garden enclosed by hedge borders, with a pathway leading to the front door. To the rear, the garden is predominantly laid to shingle and patio immediately adjoining the property, with steps and an archway leading to a generous lawned area beyond. The garden offers excellent potential for landscaping, with scope to create a variety of outdoor seating and entertaining areas.



Garage

A double garage with light and power connected, two up-and-over doors to the front and parking for up to four vehicles in front.

Situation

Barford St. Michael is a pleasant, sought after and relatively small village lying between the larger villages of Bloxham and Deddington. Within the village there is a public house, Village hall with groups for toddlers and the elderly, Post Office/farm shop with a vast range of services and parish church. There is a monthly market selling local produce and gifts. A wider range of facilities can be found in the other aforementioned villages. The property is approximately a 15 minute drive from Soho Farmhouse and more extensive amenities and travel links are available from Banbury which has direct rail link to London Marylebone (55 minutes).

Directions

From Banbury proceed in a Southwesterly direction toward Chipping Norton (A361). Travel through the village of Bloxham and having passed the church bear left at the mini roundabout where signposted to The Barfords. Continue for approximately 1.5 miles travelling through Barford St. John and onward to Barford St. Michael. Continue through the village and pass Lower Street on the right-hand side, with Rock Close located shortly afterwards on the right. Follow the road up where number 4 will be found shortly on your right hand side.



Services

All mains services connected with the exception of gas. The oil fired boiler is located in the kitchen and the oil tank is located in the rear garden.

Local Authority Cherwell

District Council. Tax band E.

Viewing arrangements

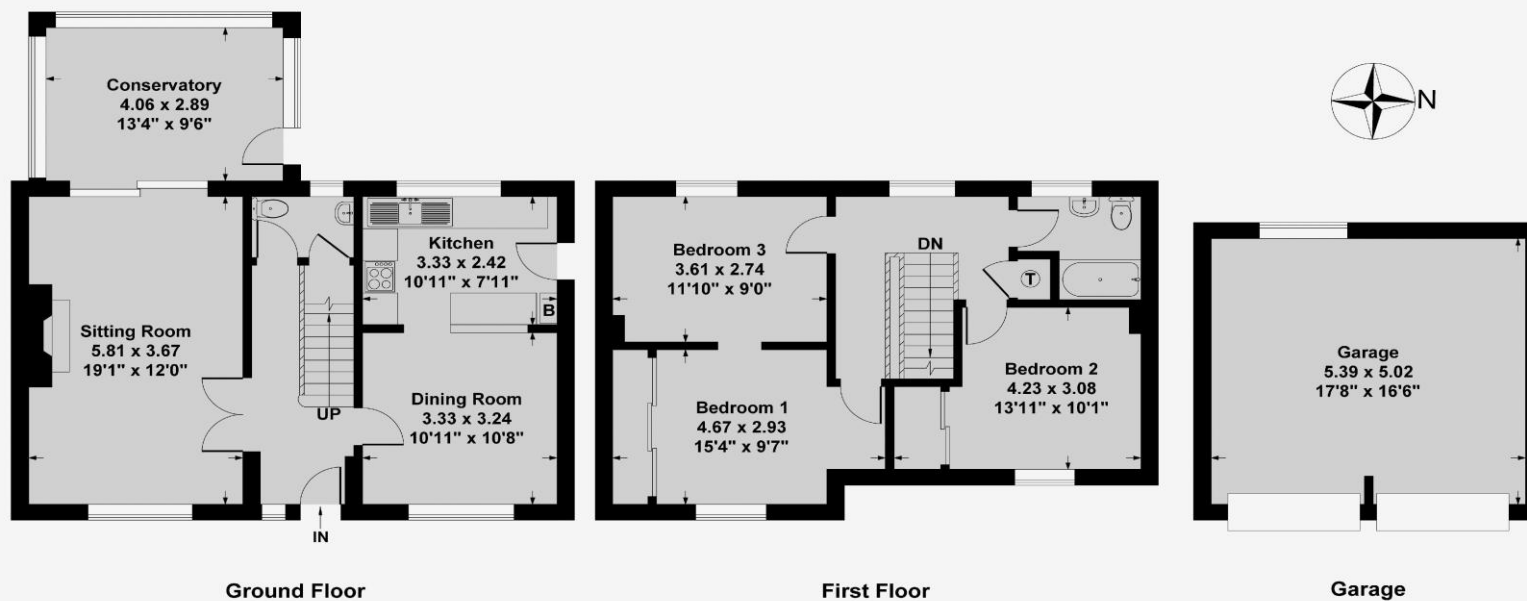
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £625,000

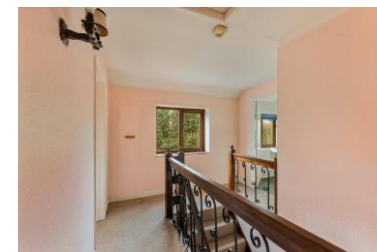




Ground Floor Approx Area = 65.53 sq m / 705 sq ft
 First Floor Approx Area = 49.03 sq m / 528 sq ft
 Garage Approx Area = 27.05 sq m / 291 sq ft
 Total Area = 141.61 sq m / 1524 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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