

# SPRINGTIME

BLOXHAM, OXFORDSHIRE



**An immaculate and beautifully designed Cotswold home embracing modern living conveniences**

**Ground Floor:** Entrance Hall • Kitchen/Breakfast Room  
Sitting Room • Snug • Utility Room • Cloakroom

**First Floor:** Principle Bedroom with adjoining bathroom and dressing room • Bedroom 2 with shower room  
Guest double bedroom • Family Bathroom • Study/  
Bedroom 4

**Outside:** Two bay car port, Driveway with electric gates • Enclosed Landscaped Garden



**Stow-on-the-Wold Office**

Parklands House, Park Street, Stow-on-the-Wold,  
Gloucestershire, GL54 1AQ

T 01451 830731

E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

**The London Office**

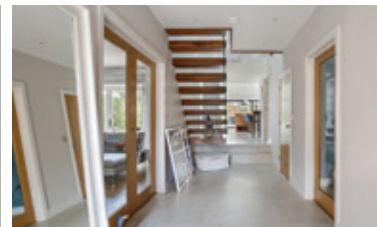
40 St James's Place, London, SW1A 1NS.

T 0207 839 0888

E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

[www.tlo.co.uk](http://www.tlo.co.uk)





## DESCRIPTION

Quietly nestled in the charming conservation area of Bloxham, this thoughtfully crafted modern home strikes the perfect balance between contemporary living and timeless design. It's a property that feels instantly welcoming from the moment you step inside.

Step into the bright and spacious double-height hallway, which offers a wonderful first impression with its views stretching through to the kitchen and garden beyond. To the right is a comfortable TV/family room with plenty of natural light and oak parquet flooring, while the sitting room to the left is perfect for relaxing or entertaining. This space also features French doors leading to the terrace and a stylish gas fire to add a cosy feel.

At the rear of the home, the open-plan kitchen/dining area truly shines. The bespoke Heaven & Stubbs kitchen has

been designed for both practicality and style, equipped with four Miele ovens (including a steam oven and microwave), a Miele induction hob, Neff dishwasher, wine fridge, and a boiling water tap. A sleek breakfast bar area provides additional functionality with extra storage and a secondary sink, while the breakfast island—complete with a curved walnut seating area—is a real focal point. Sliding doors open onto the landscaped garden, making the space ideal for entertaining.

Upstairs, the walnut staircase leads to a light and airy landing with modern glass balustrades. The main bedroom, complete with its own Juliet balcony, dressing room, and en-suite shower room, offers a private retreat. There are three further double bedrooms, all generously sized, along with two additional well-appointed bathrooms.



## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

## VIEWINGS

Please telephone Butler Sherborn:  
Stow on the Wold Office T 01451 830731 or  
The London Office T 0207 839 0888  
E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

## SERVICES

Mains gas, water, drainage, and electricity. Broadband. Alarm. Underfloor heating in all rooms.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## RIGHTS OF WAY

Next door neighbours have right of way over the drive to access their park-ing space and single carport space.

## LOCAL AUTHORITY

Cherwell District Council - 01295 227001

## COUNCIL TAX

Band G

## TENURE

Freehold

## DIRECTIONS (OX15 4QQ)

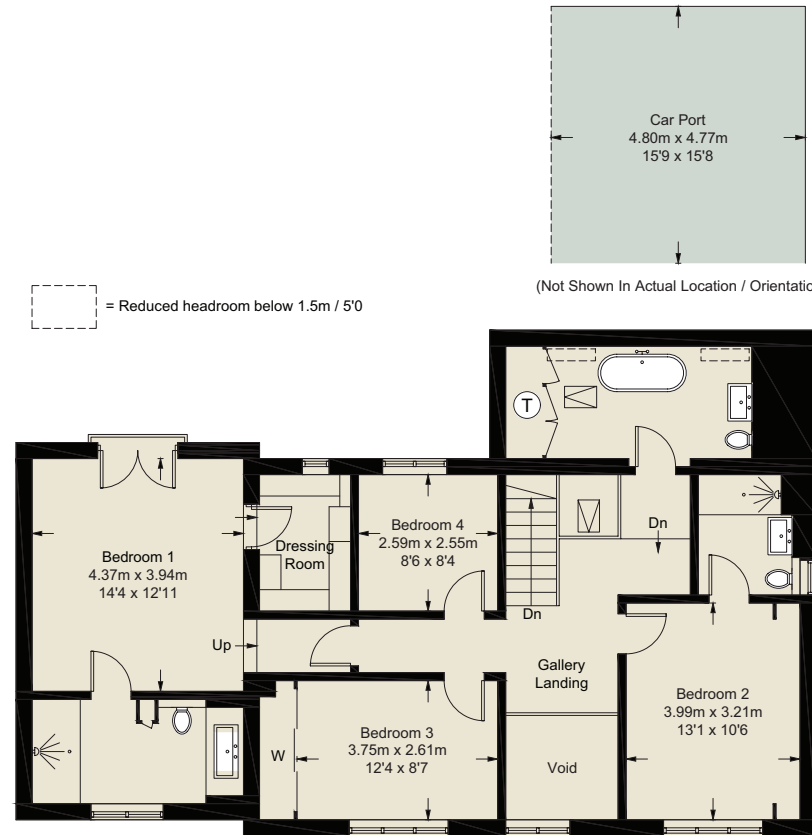
From Chipping Norton on the A361 heading towards Banbury, once in Bloxham turn left onto Cumberford road, take the first right onto Queen Street and Springtime will be found towards the bottom of the road on the right-hand side.

**what3words:** ///sponsors.haircuts.populate

# Springtime, Queen Street, Bloxham, OX15 4QQ



**Ground Floor (Excluding Garage)**  
116.9 sq m / 1258 sq ft



**First Floor (Excluding Void)**  
101.1 sq m / 1088 sq ft

Approximate Gross Internal Area = 218.0 sq m / 2,346 sq ft  
(Excluding Archway & Void)

Car Port = 22.8 sq m / 245 sq ft

Total = 240.8 sq m / 2591 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1177487)



**Pubs**  
 The Joiners Arms 0.5 miles  
 The Red Lion 0.5 miles  
 Elephant & Castle 0.6 miles

**Schools**  
 Tudor Hall School 2.3 miles  
 Bloxham School 0.7 miles  
 Sibford School 5.6 miles

**Train station**  
 Banbury Station 4 miles

**Members Clubs**  
 Daylesford Organic Shop & Spa 16 miles  
 Soho Farmhouse 7 miles.  
 Estelle Manor 18 miles

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