



MAXWELLS



**3 Ayres Drive, Bloxham, Banbury, Oxfordshire. OX15 4FT**  
**Guide Price £255,000 - Freehold**



## PROPERTY DESCRIPTION

Located in the popular village of Bloxham is this FREEHOLD coach house offered for sale with no onward chain offering two double bedrooms, a large kitchen / dining / sitting room and garage. The property further benefits from gas central heating with a newly fitted boiler, double glazed windows and newly fitted carpets.

The coach house is set back from the road with a driveway leading to the courtyard where you can find the garage and allocated parking, a pathway leads to the front door which leads to the entrance hall. There are stairs from the hallway that lead to the landing which has doors opening to all accommodation. The large kitchen / sitting / dining room has double glazed windows to both the front and rear aspects providing plenty of natural light. The kitchen area is fitted with a range of cabinets and appliances including an integral washer/dryer and integral fridge freezer plus worktops over.

Bedroom one and two are both good sized double bedrooms with double glazed windows to the front while the bathroom is fitted with a white three piece suite plus a double glazed window to the rear. A cupboard in the hallway contains the newly fitted combination boiler.

The allocated parking and garage is located in a rear courtyard. The garage has an up and over door, power and light connections and a large storage cupboard.

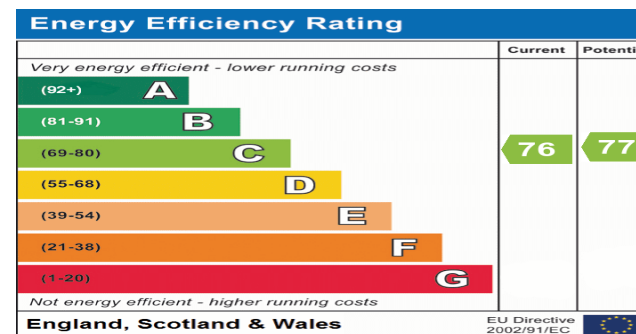
Bloxham village has many amenities including schools, restaurants and public house while Soho Farmhouse is just 8 miles away.

Agents note: the coach house is freehold while the garage is on a 999 year lease (virtual freehold) with a peppercorn rent paid to plot 20.

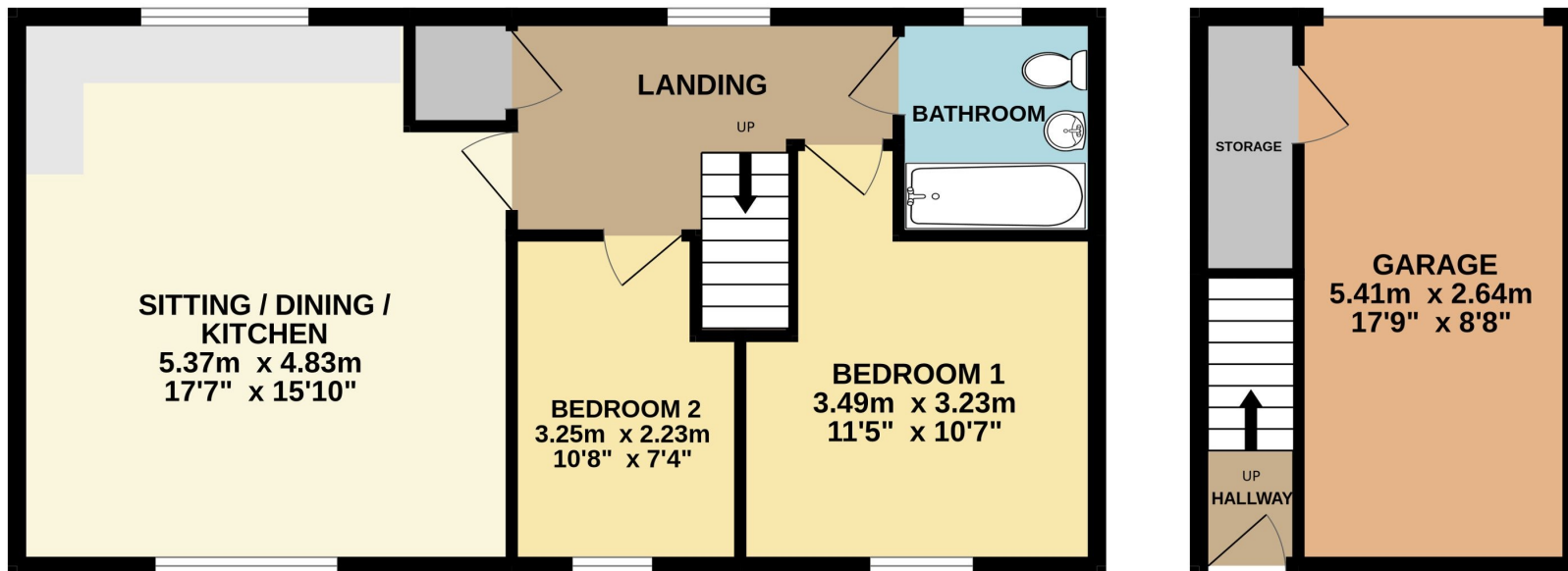
Services: we understand the property is connected to mains gas, electricity and drainage. The heating and hot water is provided by a mains gas fired combination boiler.

## POINTS OF INTEREST

- Freehold Coach House
- Two Double Bedrooms
- Large Kitchen / Sitting / Dining Room
- Garage & Allocated Parking
- Gas Central Heating with New Boiler
- Double Glazed Windows
- Village Location
- No Onward Chain



76.3 sq.m. (821 sq.ft.) approx.



TOTAL FLOOR AREA : 76.3 sq.m. (821 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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