



BY DESIGN

*Temple of House*

Bloxham, Oxfordshire



## Luxury detached four-bedroom home with orangery and landscaped gardens on an exclusive private road

Tucked away on an exclusive private road in the heart of Bloxham, this exceptional four-bedroom detached home offers beautifully appointed accommodation extending to over 2,000 sq ft. Designed for modern family living, the property features three elegant reception rooms, a stunning open-plan kitchen/dining room with orangery opening onto beautifully landscaped south-facing gardens, four generous double bedrooms, three bath/shower rooms, and a double carport with ample driveway parking. Combining generous living space with a peaceful village setting, this is a superb home for both everyday family life and effortless entertaining.







# Ground Floor

The property is entered via an impressive double-height entrance hall with a striking galleried landing, creating a wonderful sense of space and light from the moment you step inside. From here, doors lead to two elegant reception rooms: a generous sitting room, ideal for both relaxed family living and formal entertaining, and a versatile second reception room that can serve as a snug, playroom or home office. Built-in ceiling speakers are installed throughout the ground and first floors, providing a discreet integrated audio system throughout the home.

At the heart of the property lies a truly impressive open-plan kitchen/dining room with orangery, creating a wonderful space for both everyday family life and entertaining. Flooded with natural light and benefiting from underfloor heating, this exceptional room opens through bi-fold doors onto the terrace and beautifully landscaped south-facing gardens, providing a seamless connection between indoor and outdoor living. The kitchen is beautifully appointed with granite work surfaces and matching upstands, extensive cabinetry and a comprehensive range of integrated appliances, including a double oven, gas hob, microwave, dishwasher, full-height larder fridge and freezer, and wine fridge. Generous preparation space and a substantial dining area make this an ideal setting for everything from relaxed family meals to larger gatherings with friends.

















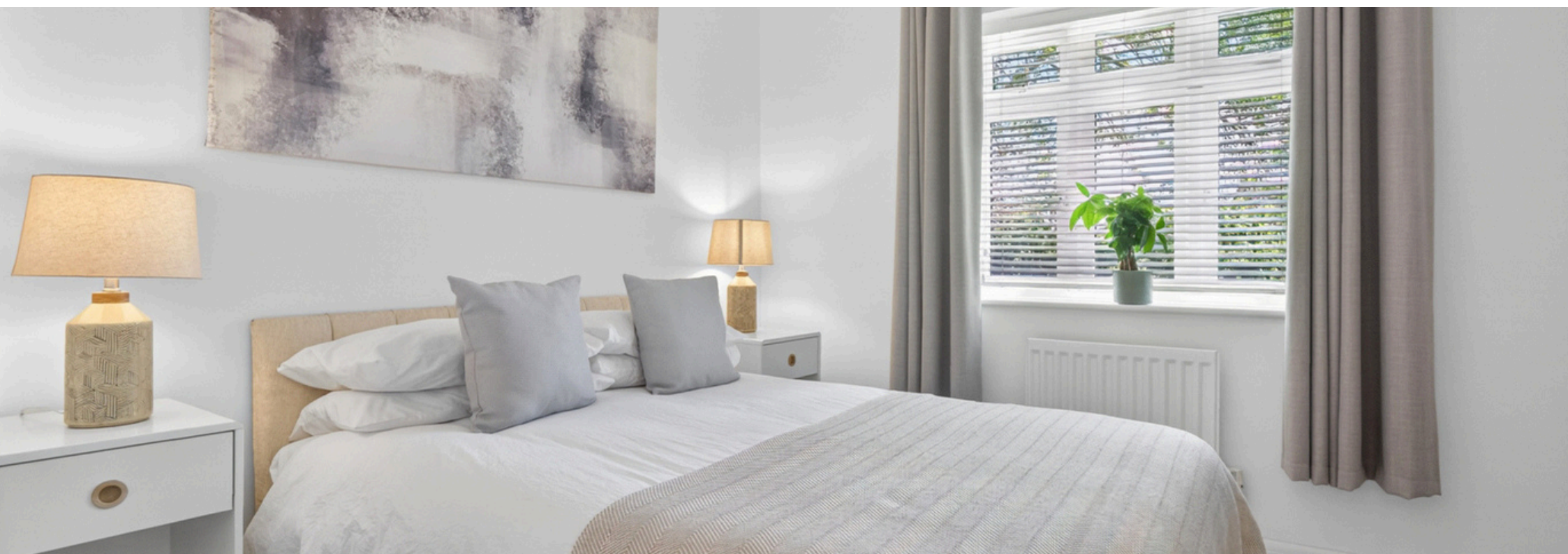
## *First Floor*

Upstairs, the first floor offers four generously proportioned double bedrooms, each with fitted wardrobes providing excellent built-in storage. The principal and guest bedrooms both benefit from stylish en-suite shower rooms, while the remaining bedrooms are served by a beautifully appointed family bathroom. All bathrooms are fitted with premium Villeroy & Boch sanitaryware, reflecting the high standard of finish found throughout the home. A boarded loft with folding ladder provides valuable additional storage and easy access.













# Outside

The beautifully landscaped south-facing rear gardens are a particular highlight, thoughtfully designed to create a private and tranquil outdoor retreat. Mature trees and established planting provide excellent privacy, while a number of distinct seating and entertaining areas offer the perfect setting for al fresco dining, summer gatherings or simply relaxing in the sun. Designed for ease of maintenance and year-round enjoyment, the gardens provide a wonderful extension of the living space.





## Location

Bloxham is one of North Oxfordshire's most sought-after villages, renowned for its attractive character, strong sense of community and excellent local amenities. The village offers a Post Office, local shops, cafés, traditional pubs, Bloxham nursery and tearoom, a doctor's surgery and dentist, while also benefiting from highly regarded schooling, including primary, secondary and independent options. Temple House is only a 15 minute drive to Soho Farmhouse.

For commuters, the property is well placed for access to the A361 and M40 (Junction 11), providing convenient links to Oxford, Birmingham and London. Banbury station offers regular mainline services to London Marylebone, making this an ideal location for those seeking the perfect balance of village living and connectivity.

## Extra Information

- Broadband: High-speed fibre broadband available in the area; buyers are advised to check with the provider
- Mobile signal: 5G available, buyers are advised to check with their provider
- Home alarm included
- Mains gas, electricity, water and drainage
- Tenure: Freehold
- Local Authority: Cherwell District Council
- Located in a conservation area
- Council Tax Band: F
- EPC: C

### Viewing Arrangements

Strictly via the vendors sole agents By Design on 07881 272198

### Website

For more information visit [www.bydesignhomes.com](http://www.bydesignhomes.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Banbury

Tadmarton Rd

Bloxham School



Bloxham

Tadmarton Rd

Church St

Barford Rd

Milton Rd

Bloxham Mill



The Marlstone Town

Milton

Bloxham Rd

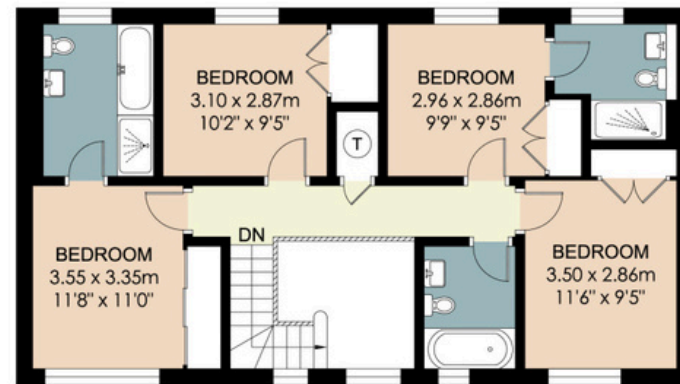
Lewington Rd

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# TEMPLE HOUSE, 3 TEMPLE CLOSE, BLOXHAM, BANBURY OX15 4FW



GROUND FLOOR



FIRST FLOOR



NOT SHOWN  
IN ACTUAL  
LOCATION/  
ORIENTATION

APPROXIMATE GROSS INTERNAL AREA: 2007 sq ft, 187m<sup>2</sup> (EXCLUDING CARPORT)

CARPORT: 267 sq ft, 25m<sup>2</sup>

INCLUDING LIMITED USE AREA: 23 sq ft, 2m<sup>2</sup>

TOTAL AREA: 2303 sq ft, 214m<sup>2</sup>

**SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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National audience

*local knowledge*