



29a Red House Road, Bodicote, Banbury, Oxon OX15 4AZ
£525,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An impressive extended five bedroom family home.

**Entrance porch | Entrance hall | Living room
| Kitchen/breakfast room | Utility | Cloakroom | Integral
double garage | Second seating area/dining | Five
bedrooms, en-suite to master | Family bathroom | Rear
garden | Large driveway**

Located in this quiet cul-de-sac in the popular village of Bodicote is this impressive, extended five bedroom family home. The property benefits from living room, kitchen/breakfast room, utility, cloakroom, second living/dining room, double garage, five bedrooms four of which are excellent doubles with en-suite to master, pleasant rear garden and ample parking.

Ground Floor

Sliding patio doors to entrance porch. Door leading to hallway.

Entrance hallway: Laminate flooring. Stairs rising to first floor. Radiator. Understairs storage cupboard.

Living room: Two windows to front aspect. Laminate wood flooring. Gas fireplace with brick surround.

Kitchen/breakfast room: Range of base and eye level units with laminate worktop with built-in stainless steel sink. Oven with 4 ring gas hob, extractor hood above. Dishwasher. Integrated under counter fridge. Tiling to splashback areas. Laminate wood flooring. Breakfast bar. Understairs storage cupboard. Two windows overlooking rear garden.

Utility room: Laminate wood flooring. Space and plumbing for washing machine and dryer. Base and eye level units with worktop over. Space for large fridge and freezer. Window to side aspect. Door leading to garden.

Cloakroom: White suite comprising of low level WC and wash handbasin. Tiling to splashback areas. Laminate wood flooring. Radiator. Window to rear aspect.

Double garage access via utility room. Power and light connected. Wall mounted fuse box. Single electric up and over door. Small room built within the garage which could be removed to enable the garage to be used as a whole, the area could be used as a study/work room.

Second sitting room/dining: Space for sofa suite and good size dining table and chairs. Two Velux windows. Window overlooking rear garden. Large sliding patio door leading to rear patio area. Laminate wood flooring. Two radiators.

First Floor

Landing: Access to loft via pull down ladder.

Master bedroom: Excellent size, built over double garage. Window to front aspect. Radiator. Built-in wardrobes.

En-suite: Low level WC, wash handbasin with built-in storage underneath and panelled bath with shower over. Tiling to splashback areas. Heated towel rail. Radiator. Window to side aspect.

Bedroom two: Excellent size double bedroom. Built-in wardrobes with sliding mirrored doors. Radiator. Window overlooking rear garden with view of Bodicote Church spire.

Bedroom three: Good size double bedroom with window to front aspect. Radiator. Built-in cupboards housing Baxi combination boiler (fitted approximately 3 years ago). Connecting door between bedroom three and four.

Bedroom four: Good size double bedroom with window overlooking rear garden, views of local church.

Bedroom five: Good size bedroom to front aspect. Radiator.

Bathroom: Low level WC, wash handbasin with built-in storage cupboard and p-shaped bath with rainfall shower and separate shower attachment. Aqua boarding to splashback areas. Radiator. Window to rear aspect.

Outside

Front: Tarmac driveway for approximately 3 cars with further parking area laid to shingle for several cars and space for motorhome. Front garden enclosed by low level fencing and bushes.

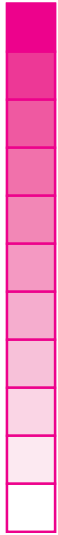
Rear garden: West facing rear garden. Large patio area, enclosed by low level wall. Outside tap. The rest of the garden is mostly laid to lawn with central pathway. Enclosed by mature hedging providing an excellent degree of privacy. Additional area to the side for parking which could be used as potential garden area.

Services: All **Council Tax Banding:** E
Authority: Cherwell District Council

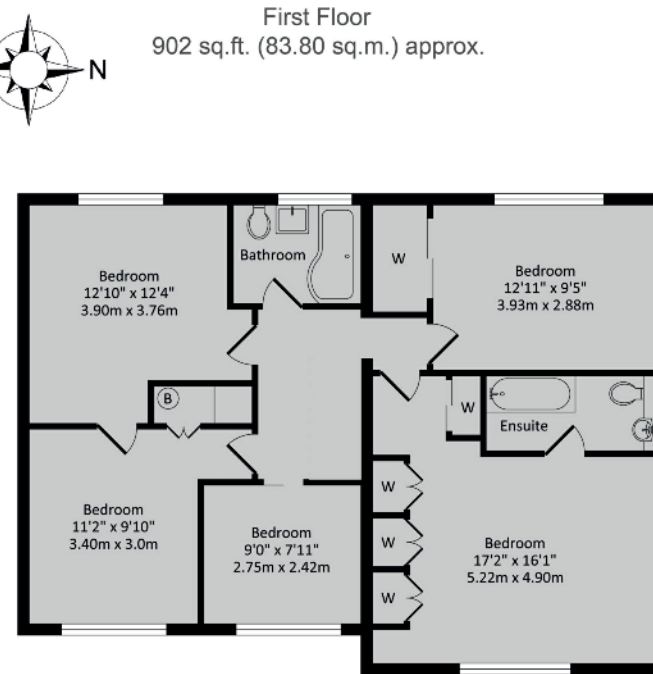
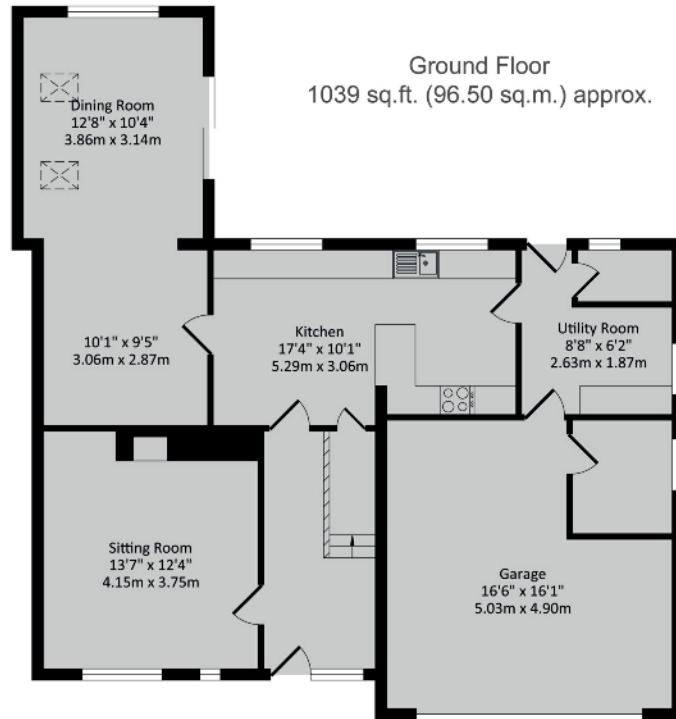
Directions: From Banbury Cross proceed south on the Oxford Road. After approximately one and a half miles, take the third right turn after going under the flyover into Cross, second left into Molyneux Drive and first right into Red House Road.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		65	77
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



TOTAL APPROX. FLOOR AREA 1941 sq.ft. (180.30 sq.m.) 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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