



6 Rookery Close, Bodicote, Banbury, Oxon OX15 4BA  
£339,950

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*A spacious semi detached house enjoying favoured cul-de-sac location within the heart of this popular well served village.*

**Entrance hall | Living room | Separate dining area | Kitchen  
| Four first floor bedrooms | Bathroom | Shower room |  
| Gardens to front and rear | 24 ft long garage | Parking**

Providing generous size accommodation throughout a four bedroom semi detached house benefiting from a private rear garden and within walking distance of many amenities including village shop, bus stop and primary school.

### Ground Floor

Canopy porch.

**Spacious entrance hall:** Stairs rising off to first floor. Door through to living room.

**Living room:** Double glazed window to front aspect. Inset living flame gas fire. Walkway through to dining area.

**Dining area:** Window and door to rear. Serving hatch through to kitchen.

From the hallway door through to kitchen.

**Kitchen:** Window overlooking garden. Range of wall and base units. Bowl and a half inset sink unit and drainer. Free space and plumbing for washing machine. Space for cooker. Integrated fridge and freezer. Useful understairs storage cupboard. Door through to garage.

### First Floor

**Landing:** Access to loft. Door to master bedroom.

**Master bedroom:** Double bedroom to front aspect. Fitted wardrobe. Airing cupboard housing Worcester gas boiler for domestic hot water and central heating. Tank for immersion heater.

**Bedroom two:** Double bedroom to rear aspect with fitted wardrobe.

**Bedroom three:** Double bedroom to front aspect.

**Bedroom four:** Single bedroom to front aspect.

**Bathroom:** White suite comprising of panelled bath with mixer tap shower, handbasin with inset vanity unit and low level WC. Heated towel rail. All walls are fully tiled.

**Shower room:** Shower cubicle. Window to rear. Useful store cupboard. Vinyl flooring.

### Outside

**Integral garage:** Metal up and over door to front. Light and power connected. Door to rear giving access to the garden.

**Rear garden:** Enclosed by fencing and hedgerow. Predominately laid to lawn. Areas laid to shingle. Hardstanding for shed. Outside tap. The garden measures approximately 30 ft sq.

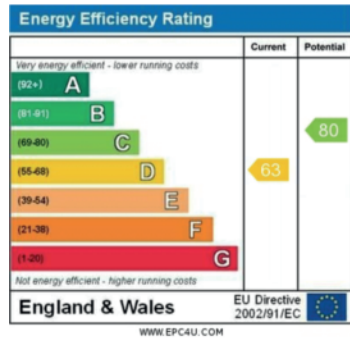
**Front:** Predominately low maintenance laid shingle. Flower beds. **Block paved driveway** leading to garage. Pathway to front door.

Services: All Council Tax Banding: D  
Authority: Cherwell District Council

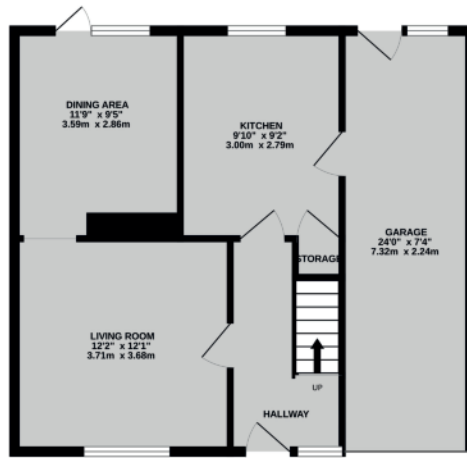
**Directions:** From Banbury Cross proceed south along the Oxford Road, passing Sainsbury's Supermarket on the left hand side. Take the left turn signposted to Cherwell District Council and Bodicote, turn immediately right and right again at the "T" junction. Proceed into Bodicote village and at the 'Spice Room' turn left into East Street. Continue into Weeping Cross and at the third turning on the right turn into Molyneux Drive. Turn first right into Red House Road, right at the "T" junction and right into Rookery Close.



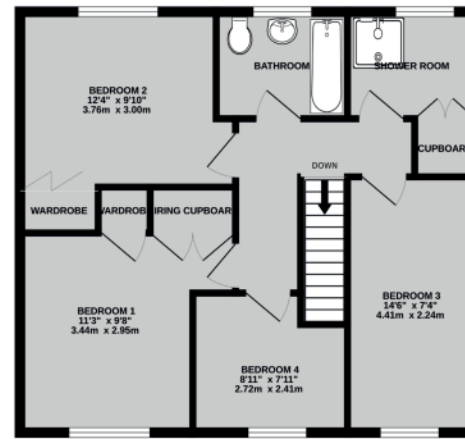




GROUND FLOOR  
 607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
 615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**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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