



25 The Rydes, Bodicote, Banbury, Oxon OX15 4EJ
£625,000

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Powell** | Estate Agents
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Property Lettings





An extremely well presented three bedroom detached family home located in popular village cul-de-sac.

Entrance porch | Entrance hallway | Large open-plan Dining/family room | Refitted kitchen | Living room | Utility room | Refitted downstairs shower room | Double garage | Three double bedrooms, en-suite to master | Separate WC | Bathroom | Generous rear garden

Located at the end of a quiet cul-de-sac in the extremely popular village of Bodicote is the chance to purchase a rarely available detached family home. The property has been extended on the ground floor by the current owner and now offers a large living/dining/family room, plus additional reception room, refitted kitchen, three generous bedrooms with en-suite to master, double garage and a good sized rear garden. Viewing is highly recommended to appreciate the size and location of the property.

Ground Floor

Access via UPVC double glazed door to entrance porch.

Entrance porch: Laminate wood flooring. Radiator. Wall mounted fuse box. Glazed door to entrance hallway.

Entrance hallway: Laminate wood flooring. UPVC double glazed window to front aspect. Radiator. Stairs rising to first floor.

Downstairs shower room: Refitted three piece white suite comprising of low level WC, wash handbasin with built-in storage cupboard underneath and shower cubicle with Bar shower over. Sunken spotlights. Heated ladder towel rail. Tiled flooring in the splashback areas. UPVC double glazed obscured window to front aspect.

Living room: Spacious room with UPVC double glazed window to front aspect. Two radiators. Gas fire with marble surround. UPVC double glazed double doors leading to rear patio.

Dining/family room: Dining area offers plenty of space for large dining set. Radiator. Laminate flooring throughout. Sitting area has two Velux windows. UPVC double glazed double doors on both sides opening onto rear patio. Radiator. UPVC double glazed windows overlook rear garden.

Refitted kitchen: Range of modern white units with marble worktops. Built-in appliances include induction hob, cooker, dishwasher and full size fridge. Tiled flooring. Marble and tile splashbacks. Sunken spotlights. Vertical radiator. UPVC double glazed window overlooking rear garden. Door through to utility room.

Utility room: Range of base and eye level units. Space and plumbing for washing machine and dryer. Marble worktop. Tile splashbacks. Radiator. Tiled flooring. UPVC double glazed door to side passageway. UPVC double glazed window overlooking rear garden. Integral door to garage.

Garage: Refitted electric roller door. Power and light connected. Wall mounted boiler (serviced annually).

First Floor

Landing: Spacious landing area with UPVC double glazed window to front aspect. Airing cupboard. Access to loft with additional insulation installed.

Bedroom one: Large double bedroom with UPVC double glazed bay window overlooking rear garden. Sunken spotlights. Door to en-suite.

En-suite: Refitted white suite comprising of double shower cubicle with Bar shower over and wash handbasin. Fully tiled walls and flooring. Sunken spotlights. Extractor.

Bedroom two: Good size double bedroom with two UPVC double glazed windows overlooking rear garden. Two built-in wardrobes. Radiator.

Bedroom three: Double bedroom with UPVC double glazed window to front aspect. Radiator.

Separate WC: Refitted white suite comprising of low level WC and wash handbasin with built-in storage. Tiling to splashback areas. Tiled flooring. Heated ladder towel rail. UPVC double glazed obscured window to front aspect.

Bathroom: Three piece white suite comprising of wash handbasin and tiled panelled bath, shower cubicle with power shower over and glass concertina door. Fully tiled walls. Vinolay flooring. Heated ladder towel rail.

Outside

Front: Driveway for two vehicles, the rest is mostly laid to lawn with various mature trees and bushes. Pathway to front door.

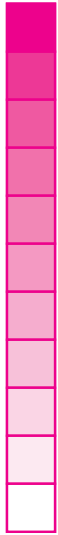
Rear garden: Large wrap around garden with two patio areas, the rest of the garden is mostly laid to lawn. Paved patio pathway leading to shed. Small greenhouse with shingle and potting area. The garden is enclosed by mostly timber panel fencing with mature flower and shrub borders. Outside tap. Circular rock water feature. Gated side access.

Many residents have extended their properties this could be considered subject to necessary planning permission.

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







Ground Floor
 1252 sq.ft. (116.30 sq.m.) approx.

First Floor
 648 sq.ft. (60.20 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	79

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TOTAL APPROX. FLOOR AREA 1900 sq.ft. (176.50 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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