



11 The Rydes, Bodicote, Banbury, Oxon OX15 4EJ
£595,000

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





A four bedroom detached family home located in extremely popular quiet village cul-de-sac.

Entrance porch | Entrance hallway | Cloakroom | Boot room | Living room | Dining room | Kitchen/breakfast room | Large utility room | Integral double garage | Four double bedrooms with en-suite to master | Family bathroom | Separate WC | Pleasant rear garden | Driveway | No onward chain

Located in a quiet cul-de-sac in the extremely popular village of Bodicote within walking distance of many amenities is this four bedroom detached family home benefiting from two reception rooms, kitchen/breakfast room, large utility room, four double bedrooms with en-suite to master, integral double garage and good size rear garden. Whilst the property has been well maintained by the current owner it would now benefit from updating throughout. Offered for sale with no onward chain.

Ground Floor

Access via UPVC double glazed door to entrance porch.

Entrance porch: Tiled floor. Double glazed windows to front aspect. Door through to main hallway.

Entrance hallway: Stairs rising to first floor. UPVC double glazed window to front aspect. Two radiators.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Tile splashback. UPVC double glazed obscured window to front aspect.

Boot room: Vinolay flooring. Space for coats and shoes. Wall mounted Glow worm combination boiler.

Living room: Dual aspect room. UPVC double glazed window overlooking front garden. Double glazed double doors opening onto rear patio. Two radiators. Gas fire with stone surround.

Dining room: Large room with UPVC double glazed window overlooking rear garden. Radiator.

Kitchen/breakfast room: Range of base and eye level units. Laminate worktop. Built-in 4 ring gas hob with extractor hood above. Stainless steel sink unit. Built-in oven. Space for dishwasher. Tiling to splashback areas. UPVC double glazed window overlooking rear garden. Radiator. Plenty of space for table and chairs.

Large utility room: Tiled flooring. Space and plumbing for washing machine and dryer. Built-in sink unit with storage under. Space for fridge/freezer. Further built-in drawers. UPVC double glazed window overlooks rear garden. UPVC double glazed door leads to side passageway. Radiator. Access to loft hatch providing access to loft area above the garage. Door to double garage.

Double garage: Up and over door. Power and light connected.

First Floor

Landing: UPVC double glazed window to front aspect. Access to loft.

Bedroom one: Large double bedroom with UPVC double glazed bay window overlooking rear garden. Radiator. Built-in double wardrobe.

En-suite: Comprising of wash handbasin with storage underneath and double shower cubicle with electric shower over. Tiling to splashback areas. Radiator. UPVC double glazed window to side aspect.

Bedroom two: Double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Built-in wardrobe.

Bedroom three: Double bedroom with UPVC double glazed bay window overlooking rear garden. Radiator. Built-in wardrobe.

Bedroom four: Double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in storage cupboard.

Bathroom: Two piece white suite comprising of wash handbasin with built-in storage cupboard and drawers underneath and panelled bath with shower attachment over. Tiling to splashback areas. Radiator. Airing cupboard housing hot water tank and additional shelving. UPVC double glazed window to side aspect.

Separate WC: Low level WC. UPVC double glazed obscured window to front aspect.

Outside

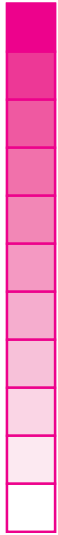
Front: Driveway for approximately two vehicles. The remainder is laid to lawn and patio area. The driveway could be enlarged if required.

Rear garden: Large patio area with steps rising to main section of the garden which is mostly laid to lawn. Mature flower and shrub borders. The garden is enclosed by mostly timber panel fencing. Gated side access. Access to shed. Outside tap.

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





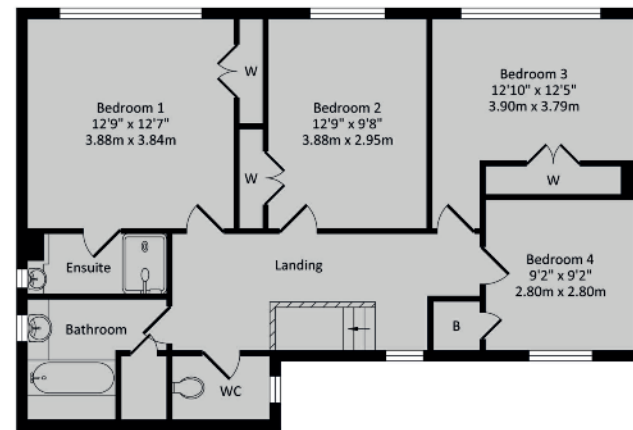
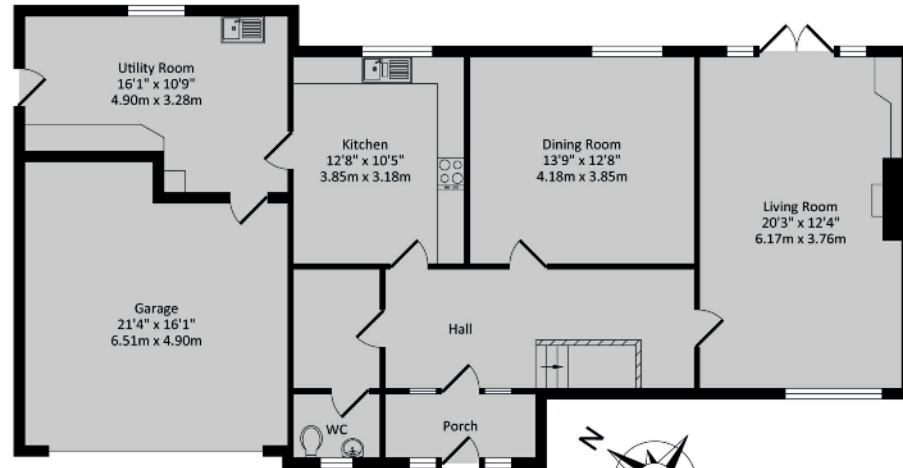


Ground Floor
 1243 sq.ft. (115.5 sq.m.) approx.

First Floor
 815 sq.ft. (75.7 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 | | |
| | 68 | 80 |

England & Wales EU Directive 2002/91/EC
 WWW.EPC4U.COM



TOTAL APPROX. FLOOR AREA 2058 sq.ft. (191.20 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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Viewing: Through appointment with Stanbra Powell

