



26 Rookery Close, Bodicote, Banbury, Oxon OX15 4BA
£385,000

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An enlarged versatile village home enjoying favoured cul-de-sac location.

Entrance hall | Ground floor shower room | Living room | Kitchen | Utility | Dining/family room | Two ground floor bedrooms | Master bedroom to first floor | Bathroom | Enclosed private rear garden | Garden to front | Driveway | Store (formerly garage) | Double glazed | Gas central heating

Located in this sought after well served village approximately 3 miles south of Banbury, a well presented versatile three bedroom chalet bungalow located within walking distance of many amenities.

Ground Floor

Porch.
Front door.

Entrance hall: Engineered oak flooring. Stairs rising off to first floor. Thermostat for heating. Useful understairs storage cupboard. Door through to living room. Walkway through to dining room.

Dining room: Engineered oak flooring. Double glazed patio doors giving access to the garden. Window overlooking garden. Walkway through to kitchen, also accessed via the hallway.

Kitchen: Comprehensive range of contemporary light fronted Shaker style wall and base units. Inset sink unit and drainer. Integrated dishwasher. Integrated fridge. Integrated 4 ring electric hob with stainless steel canopy extractor over. Stainless steel double oven and grill. Tiling to splashback areas. Engineered oak flooring.

From the dining room door through to utility room.

Utility (formerly part of garage): Matching wall and base units. Stainless steel inset sink unit and drainer. Free space for fridge/freezer. Engineered oak flooring. Double glazed window to rear. Extractor fan. Door to ground floor shower room.

Shower room (formerly part of garage): White suite comprising of fully tiled shower cubicle, pedestal handbasin and low level WC. Tiling to splashback areas. Extractor fan. Tiled flooring.

From the hallway door to bedroom two.

Bedroom two: Generous double bedroom to front aspect.

Bedroom three: Double bedroom to front aspect.

First Floor

Half landing: Double glazed window to side aspect.

Main landing: Useful eaves storage. Door to master bedroom.

Master bedroom: Generous double bedroom with window to front aspect. Eaves storage.

Bathroom: Comprising of white suite with panelled bath, pedestal handbasin and low level WC. Fully tiled separate shower cubicle. Heated towel rail. Useful store cupboard. Window to side. Tiled flooring. Extractor fan.

Outside

Rear garden: Fully enclosed by fencing giving a good degree of privacy. Areas laid to lawn. Large patio area. Shrubs and bushes. Outside tap. The garden measures approximately 30 ft in length x approximately 35 ft in width.

Front: Areas laid to lawn. Concrete driveway providing off road parking for several vehicles leading to store room.

Store room (formerly garage): Two wooden doors to front. Wall mounted Worcester gas boiler for domestic hot water and central heating. Light and power connected.

Bodicote

The village of Bodicote is located approximately 2 miles south of Banbury. The village has a primary school, parish church, post office and stores and public houses. There is a bus service to Banbury where further amenities can be found including Castle Quay shopping centre, railway station and Junction 11 M40.

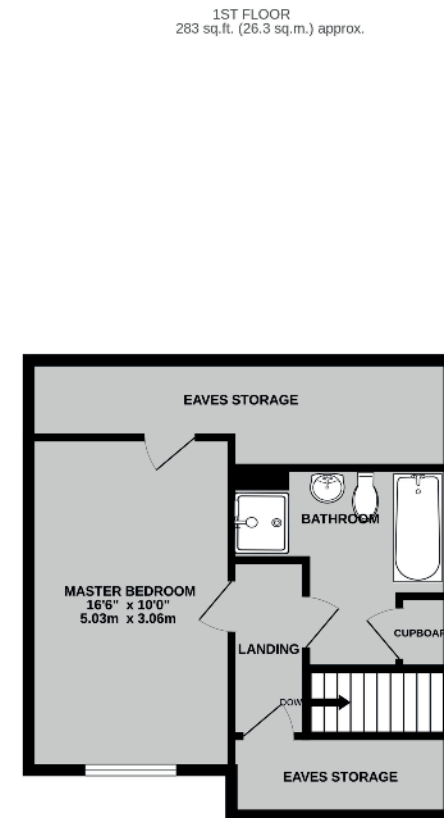
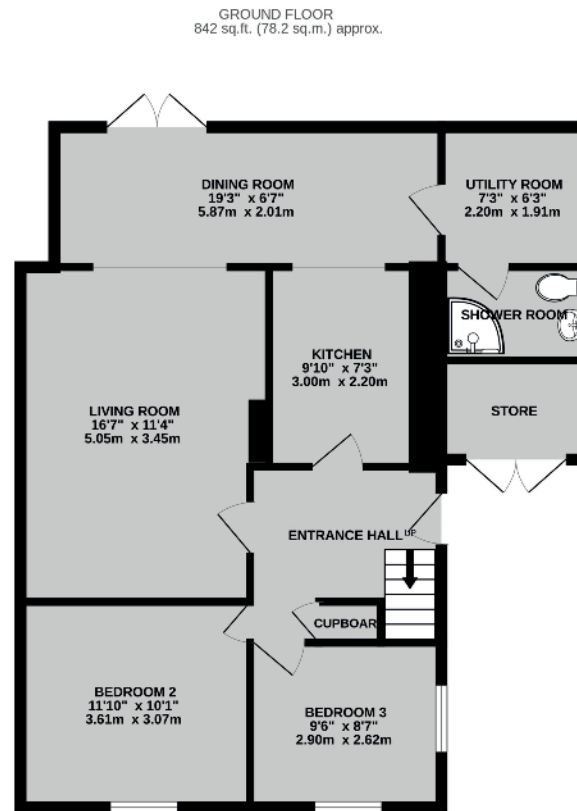
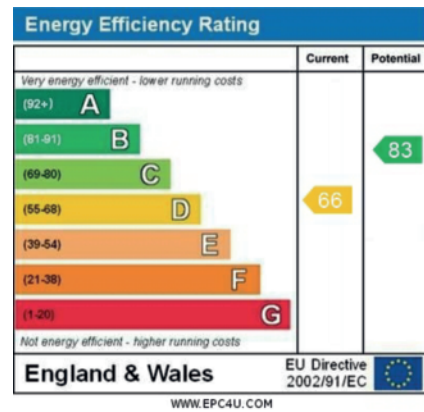
Services: All Council Tax Banding: C

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 Bakers Arms Public House 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.







TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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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