



68 Cotefield Drive, Bodicote, Banbury, Oxon OX15 4SW
£475,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A stone built four bedroom detached family home.

**Entrance hallway | Cloakroom | Living room | Dining room
| Kitchen/breakfast room | Four bedrooms, en-suite to
master | Family bathroom | Larger than average south
facing rear garden | Driveway | Single garage**

Built approximately 8 years ago by Carla Homes is this stone built four bedroom detached family home. The property benefits from a driveway for one/two vehicles, single garage, two reception areas, kitchen/breakfast room, cloakroom, three double bedrooms with en-suite to master, one good size single bedroom, family bathroom and larger than average south facing rear garden.

Ground Floor

Composite front door.

Spacious entrance hall: Radiator. Coat cupboard. Stairs rising to first floor.

Cloakroom: Low level WC and wash handbasin. Heated towel rail. Tiled flooring.

Living room: Large room which opens onto rear garden. Radiator. UPVC double glazed window overlooking patio area. Two double glazed windows and double doors opening onto rear garden.

Dining room: UPVC double glazed windows to front and side aspects. Radiator.

Kitchen/breakfast room: Range of modern base and eye level units. Laminate worktop. Built-in stainless steel sink unit with swan neck tap. Built-in oven with 5 ring gas hob with extractor hood above. Built-in dishwasher. Built-in washing machine. Built-in fridge/freezer. Cupboard housing boiler. Amtico flooring. Radiator. UPVC double glazed window to front aspect. Breakfast area has space for table and chairs. Radiator. UPVC double glazed double doors opening onto rear garden.

First Floor

Landing: Spacious landing area with access to loft. Airing cupboard housing hot water tank.

Bedroom one: Excellent size double bedroom with two sets of built-in wardrobes. Radiator. UPVC double glazed window overlooking rear garden.

En-suite: Three piece white suite comprising of low level WC, wash handbasin and corner shower unit with Bar shower over. Heated towel rail. Tile effect flooring. Sunken spotlights. Extractor fan.

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

Bedroom four: Good size single bedroom with UPVC double glazed window overlooking rear garden. Radiator.

Bedroom three: Double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in wardrobe.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with shower attachment over. Tiling to splashback areas. Tile effect flooring. Heated towel rail. Sunken spotlights. UPVC double glazed obscured window to front aspect.

Outside

Front: Block paved driveway for one/two vehicles. Paved pathway leads to front door.

Front garden mostly laid to lawn enclosed by hedging with shingle border. Pathway leading to gated access.

Rear garden: South facing aspect. Paved patio area, pathway continuing around the rear of the property. The rest of the garden is mostly laid to lawn enclosed by timber panel fencing and stone wall. Gated side access to the right of the property. Further storage area to the left of the property. Outside tap. UPVC double glazed door leads to garage.

Garage: Metal up and over door. Power and light connected. Storage into eaves. Various sockets.

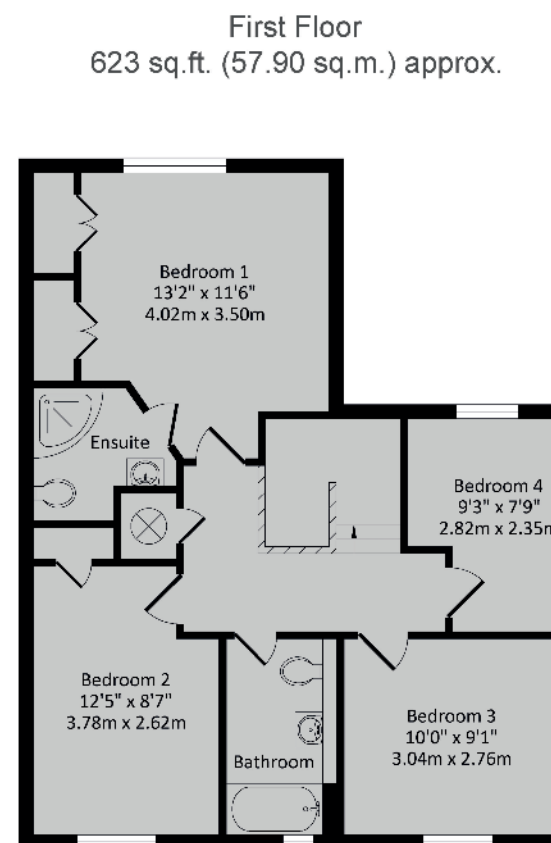
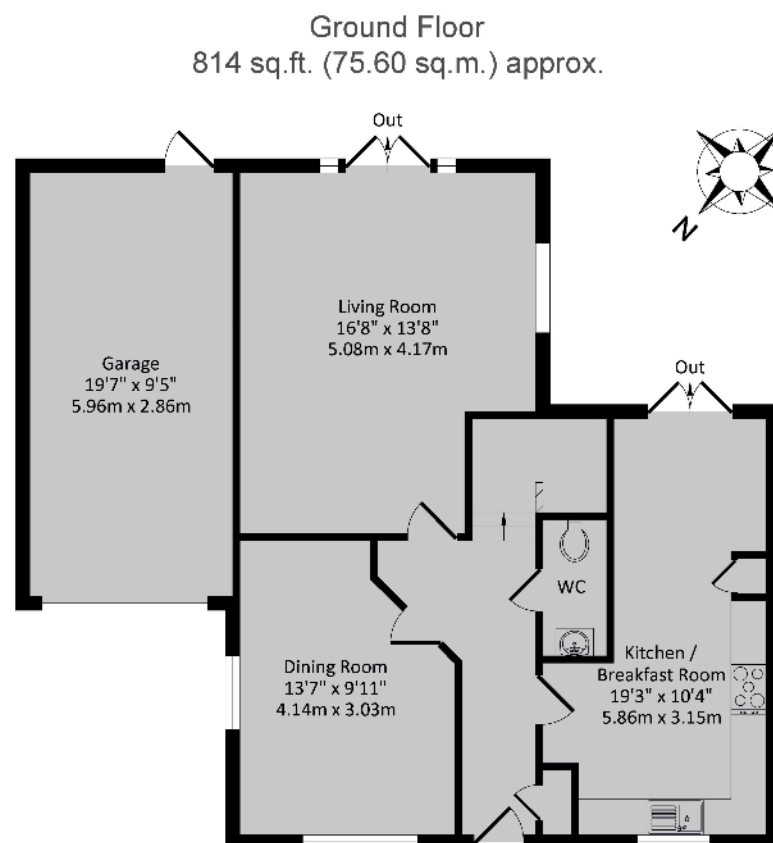
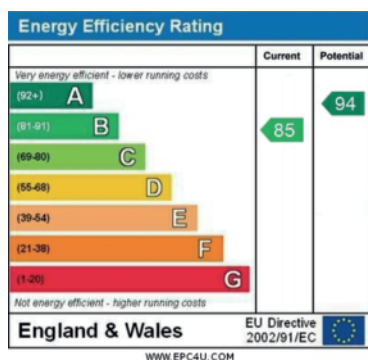
Bodicote

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:** E
Authority: Cherwell District Council







TOTAL APPROX. FLOOR AREA 1437 sq.ft. (133.50 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.

Viewing: Through appointment with Stanbra Powell



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