



68 Oxford Road
Bodicote | Banbury | Oxfordshire | OX15 4AE

FINE & COUNTRY

Step inside

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A beautifully presented family home in sought after location comprising an outstanding open plan kitchen/family room, three further reception rooms, four double bedrooms, three en-suites and family bathroom. Excellent potential to create an annexe, the property benefits from a superb large rear garden, double length garage and parking for around six cars. An internal viewing is essential.

Ground Floor

Upon entering, the hall has an oak staircase rising to the first floor with access to the adjacent rooms.

Without doubt, one of the main selling features of the home is the outstanding open plan kitchen with dining and seating areas making this the ideal place for anybody who likes to entertain. With a tiled floor, there are ample work surfaces and a range of integrated appliances to include a double oven, fridge, freezer and electric hob in addition to a central island. Natural light is afforded by the sky lights and there are bi-folding doors to the rear garden, whilst access is provided to the cloakroom/WC.

The sitting room is of an excellent size and has a wood burning stove and a bay window to the front.

The games room is also of a good size and has windows to the front and side.

There is an inner hallway which has its own entrance and has doors leading to the utility room which is of a good size and has a window to the front.

There is another reception room adjacent which would also provide a bedroom/sitting room with a ground floor shower room close by which all provide excellent potential to create a wonderful annexe to allow an elderly relative to live close to family or a great teenage suite.

First Floor

To the first floor, the landing has loft access above. The feature bedroom is an excellent suite with windows to the front and side, with access provided to a large dressing room with built in wardrobes and a superb en suite.

The guest bedroom also has a dressing area with built in wardrobes, en suite and two windows to the rear.

A third double bedroom has a window to the front and also benefits from built in wardrobes and an en-suite shower room, whilst the fourth bedroom is also a double in size and also benefits from built in wardrobes and a window to the rear elevation.

Completing the first floor accommodation is a beautifully fitted modern bathroom.









Step outside

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The beautiful and very good sized gardens are mainly laid to lawn with attractive borders. There is a raised decked area which is ideal for getting together with friends and family for alfresco dining, whilst to the front of the property, there is off-road parking for around six cars, situated behind gates giving privacy from the road in addition to a double length garage.

Location

Heading away from Banbury town centre towards Bodicote, the property is situated just after the right hand turn to Broad Gap and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Cherwell District Council

EPC: C

Property construction: Standard construction

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Gas fired central heating

Broadband: Ultrafast broadband is available with a download speed of 1,000mbps.

We advise you to check with your provider.

Mobile signal/coverage: 5G mobile signal is available in the area - we advise you to check with your provider.)

Parking: Off road parking available for six cars

Local Authority: G

Council Tax Band: Cherwell District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937633

Website

For more information visit

<https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

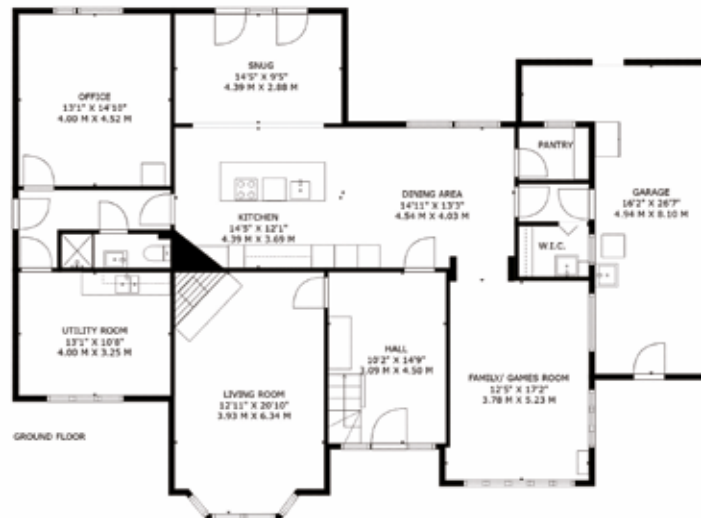
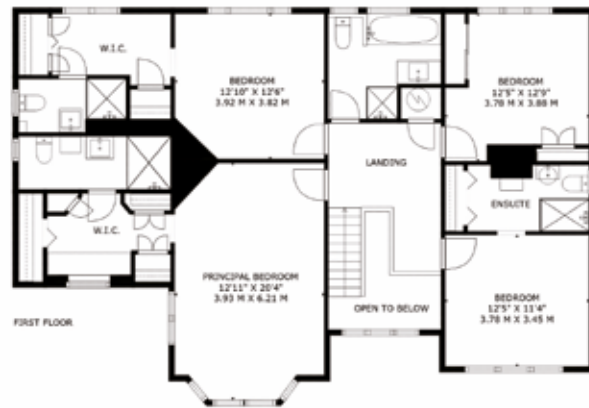
Opening Hours:

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only





GROUND FLOOR: 1954 sq ft, 181 m2 FIRST FLOOR: 1323 sq ft, 123 m2

OVERALL TOTALS: 3,277 sq ft, 304 m2

SIZES AND DIMENSIONS RE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 09929046. Registered Office 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 24.06.2025



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