



Cotefield Drive
Bodicote



ROUND & JACKSON
ESTATE AGENTS

57 Cotefield Drive, Bodicote

Banbury, Oxon, OX15 4SW

£650,000

A substantial and impressive four bedroom detached family house with a double garage located on this highly sought after development on the outskirts on Bodicote.

The Property

57 Cotefield Drive, Bodicote is a superb, detached family house which is pleasantly located within this highly regarded modern development and close to a wide range of amenities. The property has extensive and spacious accommodation arranged over two floors. At ground floor level there is a large hallway, a cloakroom, an open plan kitchen/dining room with adjoining utility, a dual aspect sitting room and a large dining room. On the first floor there is a large landing which gives access to four double bedrooms (two with en-suite shower rooms) and the family bathroom. Outside, to the front of the property there is a block paved driveway, a double garage and a lawned garden with a path to the front door. To the rear there is a large garden which has been beautifully landscaped.

We have prepared a floorplan to show the rooms sizes and layout. Some of the main features include:

Entrance Hallway

A very spacious and welcoming hallway with two storage cupboards, stairs to the first floor and doors to all ground floor accommodation.

Cloakroom

Wash hand basin, W.C., tiled flooring and heated towel rail.

Sitting Room

A very spacious dual aspect reception room with ample space for a range of furniture and double doors to the rear garden.

Dining Room

A large reception room with a bay window to the side and a window to the front. This could also be used as a study or family room.

Kitchen/Dining/Family Room

A superb open plan room with tiled flooring and ample space for dining and lounge furniture. The kitchen is beautifully fitted with modern eye level cabinets and base units and drawers with work surfaces over, an inset sink and draining board, a five ring gas hob with extractor fan over, double oven, fridge/freezer, dishwasher and a large breakfast bar.

Utility Room

A useful room with an airing cupboard, fitted work surfaces with an inset sink and draining board and space for a washing machine and tumble dryer.

First Floor Landing

A very spacious landing with doors to all first floor accommodation.

Master Bedroom

A very large double bedroom with built in wardrobes and an en-suite shower room.

Bedroom Two

A double room with built in wardrobes and an en-suite shower room.

Bedroom Three

A double room with a window to the rear.

Bedroom Four

A double room with a window to the front.



Family Bathroom

Beautifully fitted with a modern suite comprising a panelled bath, a wash hand basin and W.C. Heated towel rail, and tiling to walls and floor.

Double Garage

Electric up and over door, power and light connected and a personal door to the rear garden.

Outside

To the front of the property there is a block paved driveway and a lawned garden with a path to the front door. To the rear there is a large garden which has been beautifully landscaped and is predominantly laid to lawn with well stocked flower and plant borders. There is a large decked seating area to the one side and gated access to the front.

Directions

From Banbury town centre proceed southwards via the Oxford Road. Continue past Sainsbury's supermarket and head out of the town and beneath the flyover bridge. Continue for approximately half a mile and through the traffic lights where the turn for Cotefield Drive will be seen on your right opposite Bannatyne's health Spa. Continue into the development and bear right, then follow the numbering system and turn left where the property will be seen on your right after a short distance.

Situation

Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, garden centre with cafe, a farm shop, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the two centre.

Services

Services All mains services connected.

Local Authority

Cherwell District Council. Tax band E.

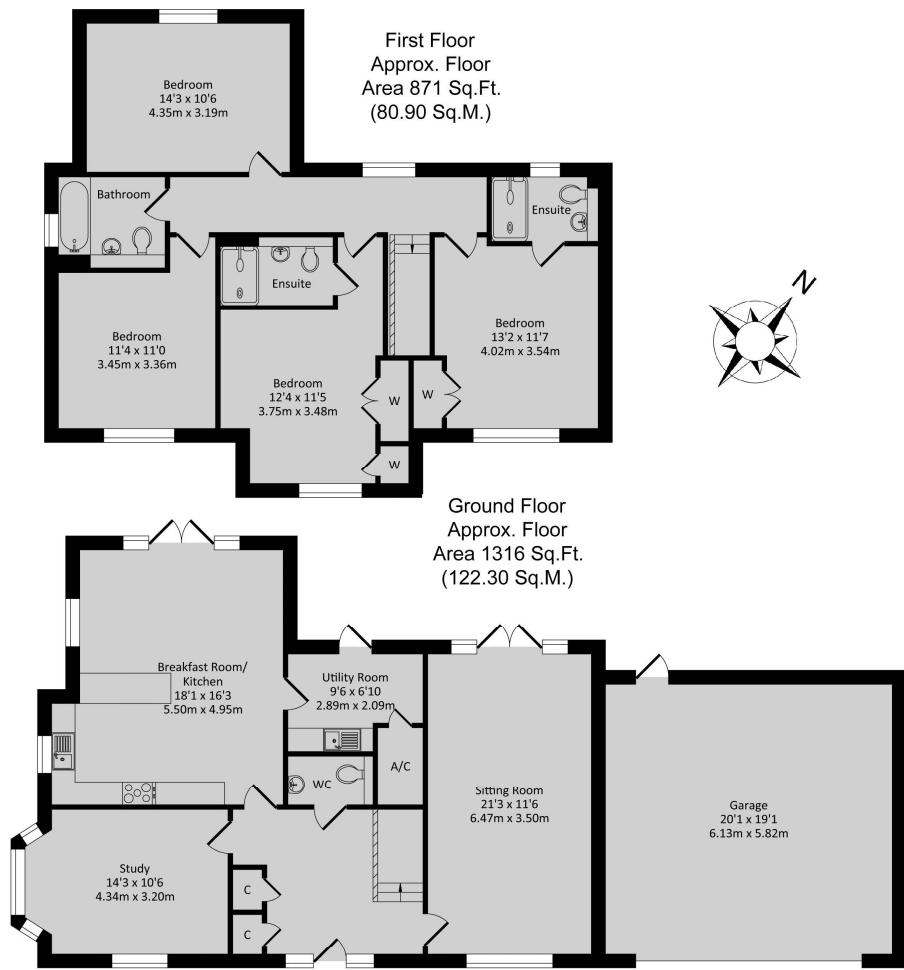
Viewing arrangements

viewings strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.





Total Approx. Floor Area 2187 Sq.Ft. (203.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
 T: 01295 279953 E: office@roundandjackson.co.uk
 www.roundandjackson.co.uk



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