



Oxford Road  
Bodicote



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ESTATE AGENTS

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# 80 Oxford Road, Bodicote

Banbury, Oxon, OX15 4AE

£670,000

A substantial 1930's detached family house with six bedrooms, four reception rooms and a large garden located on this sought after road and close to amenities.

## The Property

80 Oxford Road, Bodicote is a greatly extended family house which is located in a prominent position on this highly regarded road and close to a wide range of amenities. The property has versatile and spacious accommodation, which is arranged over three floors, at ground floor level there is a large hallway, a cloakroom, a modern kitchen and four reception rooms. On the first floor there are four large bedrooms and two bathrooms and on the second floor there are two further bedrooms. To the front of the property there is a large driveway which provides parking for several vehicles and to the rear there is a large private garden which is predominantly laid to lawn with established trees and borders and a paved patio adjoining the house.

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

## Entrance Hallway

A spacious hallway with wood flooring and stairs to the first floor.

## Cloakroom

Wash hand basin and W.C.

## Sitting Room

Bay window to the front, open fireplace and double doors to the dining room.

## Kitchen

Fitted with a range of modern eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. Integrated double oven and hob with extractor over, fridge/freezer, space for a dishwasher, double doors to the rear garden and an opening leading to the dining room.

## Dining Room

A very spacious room with wood flooring and a sliding door to the rear.

## Family Room

A spacious room with a sliding door to the rear and a door to the study.

## Study

A useful additional room with a window to the front.

## First Floor Accommodation

A large landing with stairs to the first floor and access to all first floor accommodation. There are four double bedrooms with the Master bedroom having an en-suite shower room. There is also a modern bathroom with a separate W.C.

## Second Floor

On the second floor there are two further good sized bedrooms.



### Outside

At the front of the property there is a large driveway which provides off road parking for several vehicles and to the side there is a useful store/workshop. To the rear there is a large private garden which is predominantly laid to lawn with established trees, well stocked borders and a paved patio adjoining the house.

### Directions

From Banbury town centre proceed southwards via the Oxford Road and continue past Sainsbury's supermarket and head out of the town. Continue past the right hand turn for Broad Gap where the property will be seen on your right hand side.

### 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, two farm shops, 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 town centre.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band F.

### Viewing Arrangements

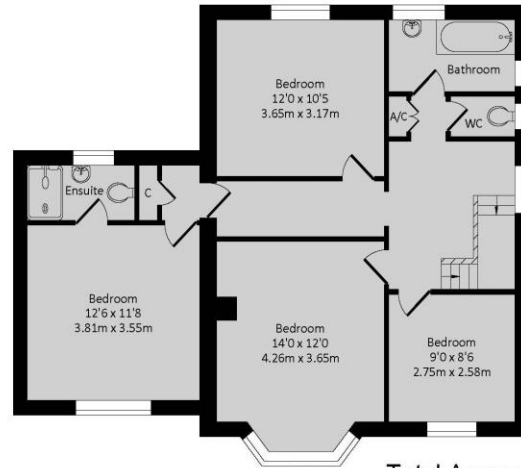
By prior arrangement with Round & Jackson.



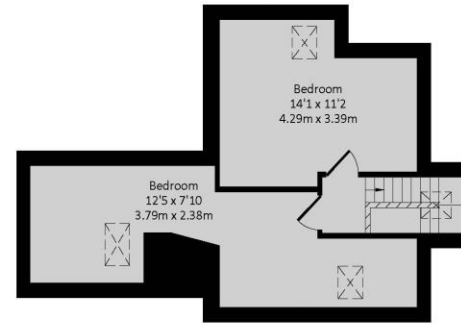
Ground Floor  
Approx. Floor  
Area 1209 Sq.Ft.  
(112.30 Sq.M.)



First Floor  
Approx. Floor  
Area 792 Sq.Ft.  
(73.60 Sq.M.)



Second Floor  
Approx. Floor  
Area 372 Sq.Ft.  
(34.60 Sq.M.)



Total Approx. Floor Area 2373 Sq.Ft. (220.50 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 and 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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