



5 Austin Road  
Bodicote



ROUND & JACKSON  
ESTATE AGENTS



# 5 Austin Road

## Bodicote, OX15 4AS

£380,000

A deceptively spacious four bedroom family home with two bathrooms and a large rear garden and located in the popular village of Bodicote.

### The Property

5 Austin Road is a beautifully presented, spacious four bedroom house which is very pleasantly located on the edge of this well served village. The property has been extended and reconfigured within recent years has been modernised to a high standard throughout. On the ground floor there is a large sitting/dining room with wood laminate flooring and a fireplace with a wood burning stove. This opens directly into the refitted kitchen and has double doors that open onto the garden. There is also a large double bedroom and an en-suite bathroom on this floor. On the first floor there are three double bedrooms and a large family shower room. Outside and to the side there is a driveway and garage. To the rear there is a large garden on three levels with a wooden deck adjoining the house and a lawned area below. We have prepared a floorplan to show the room sizes and layout of the property. Some of the main features include:

### Entrance Porch

A large porch with an internal door leading into the sitting room, wood effect flooring and there is a window to the front aspect.

### Sitting/Dining Room

A very large open plan room with plenty of space for furniture. There is a window to the front aspect and French doors leading out into the rear garden. The sitting room area has a feature log burning stove fitted and there is wood effect flooring throughout with stairs leading to the first floor. This whole room is semi open plan leading into the kitchen.

### Kitchen

Re-fitted in recent years with a range of white, shaker style cabinets with real wooden worktops over. There is a really useful breakfast bar which separates the kitchen from the sitting/dining room and this can seat two people. The kitchen has an inset one and a half bowl sink and drainer with attractive tiled splash backs and there is a window overlooking the rear garden. There is an inset Stones gas cooker and hob and there is an extractor hood fitted. The washing machine and slimline dishwasher will remain and the Mains gas fired combination boiler will be found in one of the kitchen cupboards. The wood effect flooring from the sitting room continues into the kitchen.

### Bedroom One (Ground Floor)

A very large double bedroom with a window to the front aspect and there is a door leading into the en-suite bathroom. The bathroom is fitted with a white suite which comprises a panelled bath, toilet and wash basin with vanity storage cupboards beneath and to the side. There is a heated towel rail and tile effect flooring throughout with a window to the side aspect.

### First Floor Landing

Doors leading to all the first floor rooms.

### Bedroom Two

A large double bedroom with a window to the rear aspect.

### Bedroom Three

A large double bedroom with a window to the side aspect and storage within the eaves.



#### Bedroom Four

A small double bedroom with a window to the rear aspect and a built-in wardrobe.

#### First Floor Shower Room W.C

Recently refitted with a white suite comprising a corner shower, toilet and hand basin with vanity storage unit beneath. There is tiled flooring throughout and there is a Velux window to the front aspect and storage options within the eaves.

#### Garage

A single garage with power and lighting and double doors leading onto the driveway with a further access door to the rear.

#### Outside

To the front of the property there is a gravelled area with a planted border and there is a concrete driveway which provides off road parking for two vehicles. To the rear there is a very large and private westerly facing garden split over three levels. There is a large decked area adjoining the house with an outside tap fitted and from here there are steps down to a lawn section with a further paved area and planted borders. From here there is a gate leading to a wild area beneath established trees where there is a wooden shed and power socket.

#### Directions

From Banbury Cross proceed in a Southerly direction towards Oxford (A4260) for about a mile. Travel under the Bodicote flyover and continue, turn right into Weeping Cross shortly after passing the first set of traffic lights and then take the second turning on the left into Molyneux Drive. Austin Road will be found as a turning to the left almost opposite the village store and Post Office and the property will be found after a short distance on the right and can be recognised by our For Sale board.

#### Situation

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, 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 Banbury town centre.

#### Services

All mains services connected. The boiler gas fired is located in the kitchen.

#### Local Authority

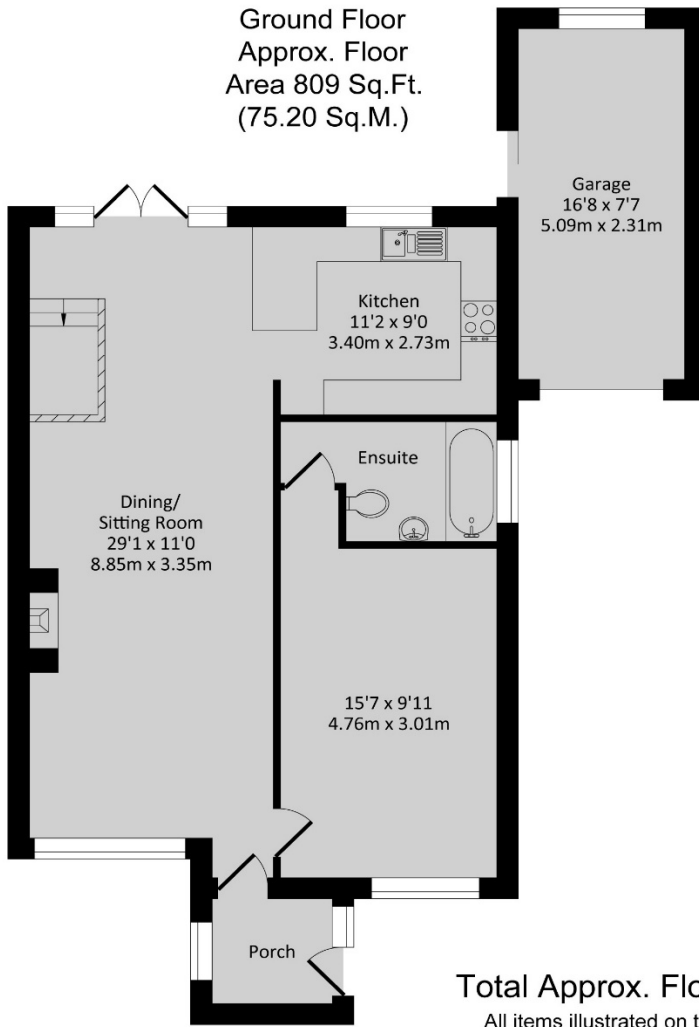
Cherwell District Council. Council tax band C.

#### Viewing

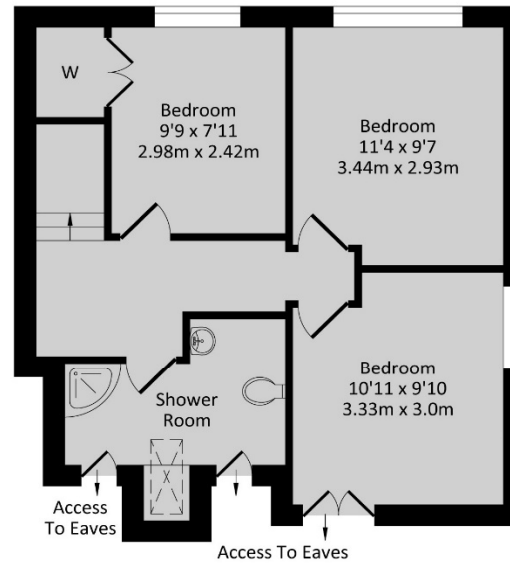
Strictly by prior arrangement with Round & Jackson. A freehold property.



Ground Floor  
Approx. Floor  
Area 809 Sq.Ft.  
(75.20 Sq.M.)



First Floor  
Approx. Floor  
Area 460 Sq.Ft.  
(42.70 Sq.M.)



Total Approx. Floor Area 1269 Sq.Ft. (117.90 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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



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