

The Birches, Weeping Cross
Bodicote



ROUND & JACKSON
ESTATE AGENTS



The Birches, Weeping Cross

Bodicote, OX15 4ED

£700,000

A rare opportunity to purchase an extended four bedroom detached bungalow which sits on a large plot and located on one of the most sought after roads in the village.

The Property

The Birches, Weeping Cross, Bodicote is an extended, four bedroom detached bungalow which sits on a large plot and is located on this very sought after road within the village. The property has been within the same family for many years and was extended to the rear around ten years ago. The property has large gardens to the front and rear and provides off-road parking for many vehicles. The large rear garden is very private and has a recently added, fully insulated, garden room with a large decked area. The living accommodation is arranged over one level and is well laid out. There is a large entrance hallway, four double bedrooms with an en-suite to the main bedroom, a family bathroom, a large sitting/dining room, a large kitchen/breakfast room, a utility room and a W.C. Outside there are large gardens to the front and rear which offer a large amount of privacy and there is driveway parking for many vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious and very bright hallway with wood effect laminate flooring throughout and a window to the front aspect. There is a built-in cupboard with a hanging rail and shelving and there are doors leading to the bedrooms, bathroom and sitting room. Loft hatch providing access to the roof space.

Sitting Room/Dining Room

A large open plan sitting room and dining room which offers a large amount of natural light with its three windows to the front aspect. There is plenty of space for a table and chairs and lounge furniture and there is wood effect laminate flooring throughout. There are doors leading into the hallway and kitchen and there is a built-in storage cupboard which houses the water tank.

Kitchen/Breakfast Room

A large open plan room with the kitchen area forming part of a rear extension which was completed around ten years ago. There is plenty of space for furniture and there is a large window to the rear aspect, a roof lantern and there is a corridor leading to a door which leads out into the rear garden. The kitchen is fitted with a range of beech coloured, shaker style cabinets with worktops over and there is a useful breakfast bar area. There are a range of integrated appliances including an electric oven and grill, a four ring electric hob and extractor hood and a dishwasher and there is an inset one and a half bowl sink with drainer. The whole kitchen has attractive tiled flooring throughout.

Utility Room

Forming part of the rear extension. A good size utility area with a window to the side aspect and continuation of the tiled flooring from the kitchen. There is space and plumbing for a washing machine and a tumble dryer and a door leading into the W.C.

W.C

Fitted with a white suite comprising a toilet and wash basin with tiled splash backs and a window to the rear aspect. The tiled flooring from the utility room continues throughout.

Bedroom One

A very large main double bedroom with a window to the front aspect and fitted wardrobes with a door leading into the en-suite. The en-suite is fitted with a beige suite comprising a large shower cubicle, a toilet and a wash basin and there is floor to ceiling tiling, a heated towel rail and there is a window to the side aspect.

Bedroom Two

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

Bedroom Three

A double bedroom with a window to the side aspect.

Bedroom Four

A double bedroom with a window to the side aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath, a toilet and a wash basin. There are attractive panelled splash backs, vinyl flooring and there is a heated towel rail with a window to the rear aspect.

Garden Room

The current owner purchased this superb garden room/home office within the last few years and it is fully insulated with power and lighting and there are bi-fold doors leading out onto a decked area in-front.

Outside

To the front of the property there is a large lawned garden with many established trees and shrubs and there is a driveway which provides parking for many vehicles which continues to the side of the property. To the rear there is a very large lawned garden with more established trees and shrubs and there is a very large decked area where the current owners have a hot tub located. The whole garden offers a large amount of privacy and due to its size, becomes a sun trap on those sunny days. There is a large wooden shed and a recently added, purpose built garden room with power and lighting and there is a further decked area in-front. The oil fired boiler is located in a cupboard behind the property, as is the oil tank.

Directions

From Banbury town centre proceed southwards via the Oxford Road and continue past Sainsbury's supermarket. Head out of town under the flyover bridge and past the petrol station then take the second right hand turn, at the traffic lights, into Weeping Cross. Continue along this road where The Birches will be found on your right hand side as the first property past The Rydes turning.

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.

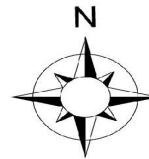
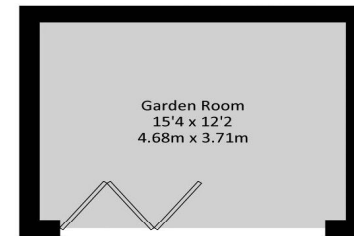
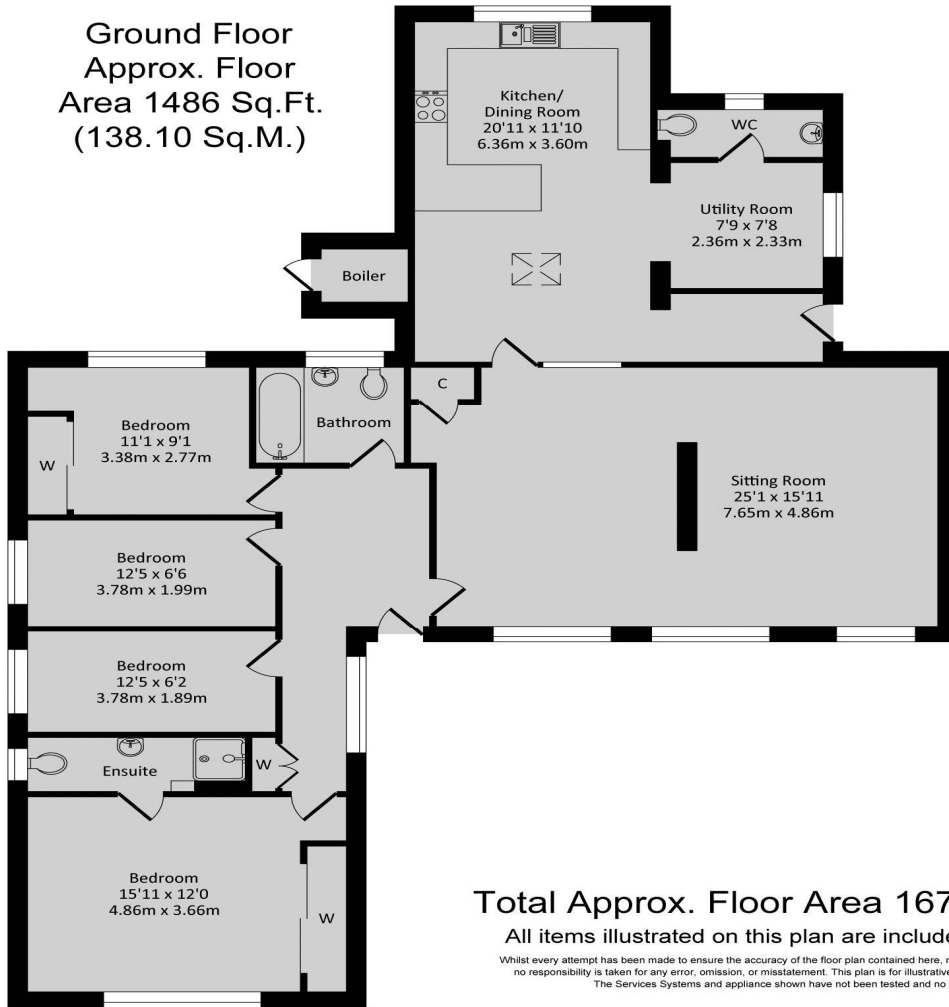
Services - All mains services connected with the exception of gas. Mains gas is available in the road. **Local Authority** - Cherwell District Council. Council tax band E.

Viewings - Strictly by prior arrangement with Round & Jackson. **Tenure** - A freehold property.



Ground Floor
Approx. Floor
Area 1486 Sq.Ft.
(138.10 Sq.M.)

Outbuilding
Approx. Floor
Area 187 Sq.Ft.
(17.40 Sq.M.)



Total Approx. Floor Area 1673 Sq.Ft. (155.50 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 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		
55-68	D		59 D
39-54	E	40 E	
21-38	F		
1-20	G		

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