



Oxford Road
Bodicote



ROUND & JACKSON
ESTATE AGENTS





An exceptionally well presented 1930s detached family home with spacious and characterful accommodation and a large, beautifully landscaped rear garden located in a sought after position in this well served village.

The property

92 Oxford Road, Bodicote is a superb family home which is located in a sought after position within this well served village. The property is beautifully presented and has spacious and characterful accommodation which is arranged over two floors. On the ground floor there is a welcoming entrance hallway, a study/playroom, a large sitting/dining room, an impressive kitchen/dining/family room and a Victorian style conservatory. On the first floor there is a central landing, three double bedrooms, a single bedroom and two bathrooms which are beautifully fitted. To the front of the property there is a large in and out driveway which gives access to the garage. To the rear there is a mature south westerly facing garden which is private and beautifully landscaped.

Entrance Hallway

Accessed via the front porch with an attractive tiled floor and a staircase to the first floor.

Study/Playroom

An ideal space for those who work from home or a useful play room.

Sitting/Dining Room

A beautifully presented, spacious room with detailed coving, dado rails and a bay window to the front. Within the sitting room there is a fireplace with an intricate marble surround and a wood burning stove. The dining area is slightly raised and has double doors to the conservatory.

Kitchen/Dining/Family Room

A superb open plan room with ample space for dining and lounge furniture, tiled flooring and double doors to the rear garden and conservatory. The kitchen area has fitted base cabinet with a Butler sink and a range cooker with extraction hood over. There is ample space for a fridge/freezer, freestanding cabinets and appliances.

Conservatory

A high quality Victorian style conservatory with tiled flooring and double doors to the rear garden. The perfect space to relax and socialise.

First Floor Landing

A large central landing with doors to all first floor accommodation.

Bedroom One

A double room with a window to the rear, wooden floorboards, coved ceilings and dado rails.

Bedroom Two

A double room with a bay window to the front, wooden floorboards, coved ceilings and dado rails.

Bedroom Three

A double room with a window to the front.

Bedroom Four

A large single room with a window to the front,

Shower Room

Fitted with a modern suite comprising a corner shower cubicle, a wash hand basin and W.C. Attractive tiling, heated towel rail and a window to the rear.

Family Bathroom

Beautifully fitted with a traditional style suite comprising a roll top bath, a high level W.C. and a wash hand basin. Tiled flooring, heated towel rail and a window to the rear.



Outside

To the front of the property there is a large and private in and out driveway which provides parking for several vehicles and gives access to the garage. There is side access to the mature rear garden which faces south/west and extends to approximately 90 feet in length and is beautifully landscaped. Large paved seating area adjoining the house which leads on to the lawned area with well stocked flower and plant borders, a rockery and a variety of mature trees. At the foot of the garden there is a gravelled area and a useful shed.

Garage

A single garage with an up and over door to the front and power and light connected. Behind the garage there is a large store/utility area.

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, Longford Park Primary School (rated excellent), 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.



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.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band F.

Viewing Arrangements

By prior arrangement with Round & Jackson

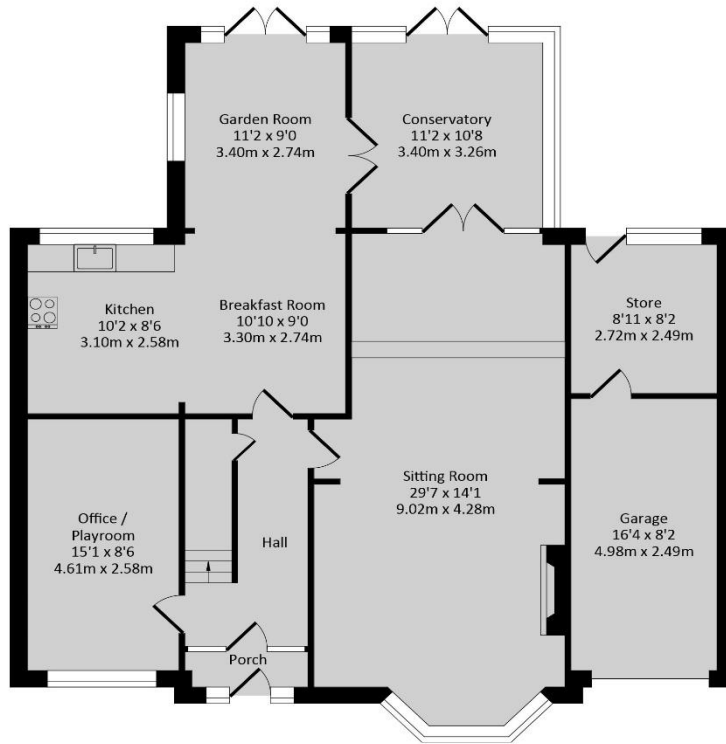
Tenure

A freehold property.

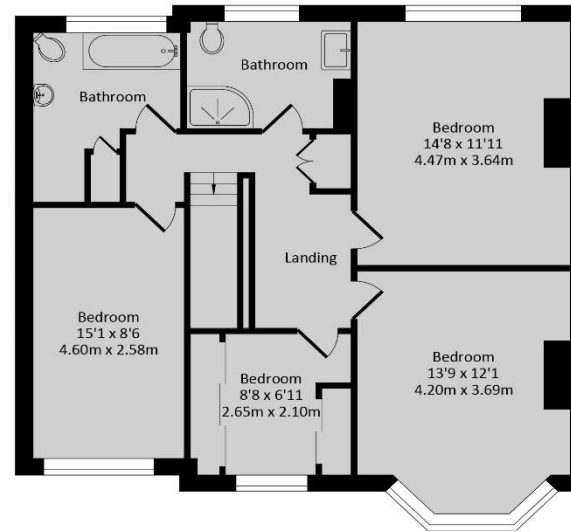
Asking Price - £685,000



Ground Floor
Approx. Floor
Area 1210 Sq.Ft.
(112.4 Sq.M.)



First Floor
Approx. Floor
Area 778 Sq.Ft.
(72.3 Sq.M.)



Total Approx. Floor Area 1988 Sq.Ft. (184.7 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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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