



35 Rookery Close
Bodicote



ROUND & JACKSON
ESTATE AGENTS

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35 Rookery Close

Bodicote, OX15 4BA

£360,000

A well presented three bedroom, semi-detached chalet bungalow which sits on a very large plot and is located at the end of this very quiet cul-de-sac in the village of Bodicote.

The Property

35 Rookery Close, Bodicote is a well presented, three bedroom, semi-detached chalet bungalow which benefits from sitting on a large plot and has a garage and workshop with ample off-road parking. The property is located on a very quiet cul-de-sac and offers very versatile living accommodation over two floors. On the ground floor there is a spacious hallway, sitting room, kitchen and two bedrooms. On the first floor there is a bedroom and family bathroom. The ground floor accommodation can be used in many ways which is a real feature of these properties. 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 welcoming hallway with doors leading into all the ground floor accommodation and stairs rising to the first floor. Wood effect flooring throughout.

Sitting Room

A bright and very spacious sitting room with a sliding door leading into the rear garden and there is a wall mounted electric heater.

Kitchen

Fitted with a range of oak coloured, shaker style cabinets with worktops over and tiled splash backs. There is an integrated electric oven, a four ring gas hob and an extractor hood. There is space and plumbing for a washing machine and space for a free-standing fridge freezer.

There is an inset sink with drainer and a window and door leading into the rear garden. Wood effect vinyl flooring throughout and a wall mounted Glow-worm gas fired boiler is fitted.

Bedroom Two

A large double bedroom with a window to the front aspect. Could easily be used as a dining room.

Bedroom Three

A good size single bedroom with dual aspect windows to the front and side aspects. Built-in understairs cupboard with fitted shelving.

First Floor Landing

Doors leading into the main bedroom and bathroom with a window to the side aspect. Built-in cupboard with shelving and a low level door leading into a large amount of eaves storage space.

Main Bedroom

A large double bedroom with a window to the front aspect and a low level door leading into a large storage space within the eaves.

Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower head over, toilet and wash basin. There are white tiled splash backs, tile effect vinyl flooring and there is a window to the side aspect. Loft hatch providing access to the roof space.



Garage

A single garage with power and lighting and an up-and-over door leading onto the driveway with further access door into the rear garden.

Outside

To the rear of the property there is a very large lawned garden with well established plant beds and various trees and bushes. There is a paved area adjoining the property and gated access to the front of the house and driveway. There is a large, well constructed, wooden workshop with power and lighting fitted and a further wooden shed. To the front of the property there is a lawned garden and a driveway which provides parking for at least four vehicles.

Directions

From Banbury Cross proceed in a Southerly direction towards Oxford (A4260) for about a mile. Travel under the Bodicote flyover then take the second right turn into Weeping Cross shortly after passing the first set of traffic lights. Then take the second turning on the left into Molyneux Drive. Continue and take the first right into Red House Road and then right again into Rookery Close. Turn right at the T-junction and follow the road as it bears left where the property will be found in front of you, on the 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, a farm shop, two public houses, 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 into Banbury centre and Oxford.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

Viewing

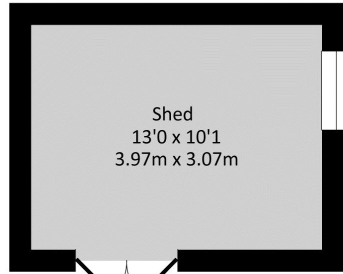
Strictly by prior arrangement with Round & Jackson.

Tenure

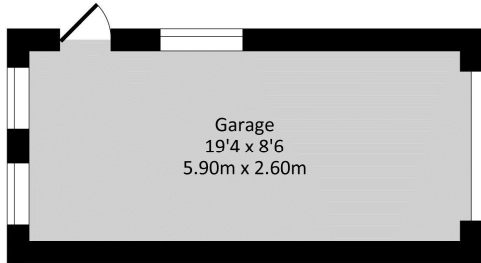
A freehold property.



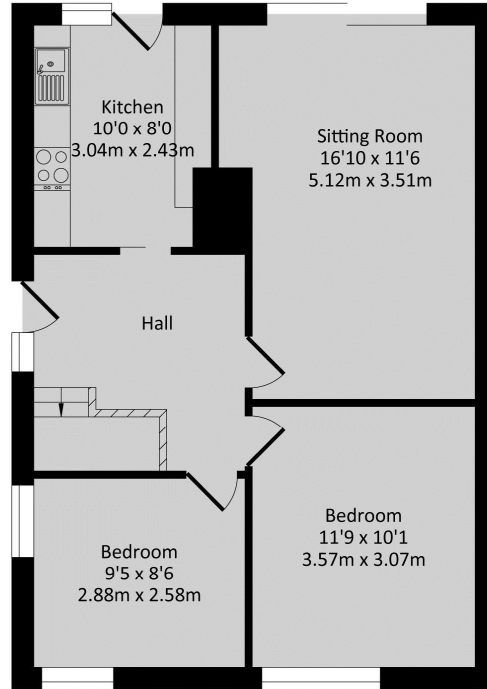
Shed
Approx. Floor
Area 131 Sq.Ft.
(12.20 Sq.M.)



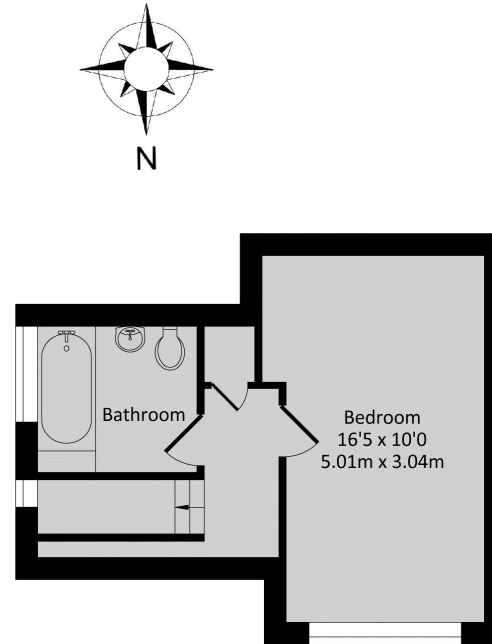
Garage
Approx. Floor
Area 165 Sq.Ft.
(15.30 Sq.M.)



Ground Floor
Approx. Floor
Area 571 Sq.Ft.
(53.10 Sq.M.)



First Floor
Approx. Floor
Area 266 Sq.Ft.
(24.70 Sq.M.)



Total Approx. Floor Area 1133 Sq.Ft. (105.30 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		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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