



26 Rookery Close  
Bodicote



**ROUND & JACKSON**  
ESTATE AGENTS



# 26 Rookery Close

Bodicote, OX15 4BA

£377,000

A beautifully presented, extended, chalet style bungalow with three double bedrooms, two bathrooms and superb open plan living accommodation located on this quiet cul-de-sac within Bodicote.

## The Property

26 Rookery Close, Bodicote is a beautifully presented chalet bungalow located within this quiet cul-de-sac forming part of this highly regarded and well served village. The property has been extended and reconfigured to offer versatile accommodation to suit modern living. On the ground floor, the entrance hallway leads on to two large ground floor bedrooms and a spacious sitting room and well fitted modern kitchen. The property has been extended to the rear with a large dining/family room which links the kitchen and the sitting room creating excellent open plan living space. There is also a large utility room and shower room on the ground floor. On the first floor there is a large master bedroom and a smart family bathroom. Several similar chalet bungalows have been further extended on the first floor by way of a dormer, we are of the opinion that there is potential for such development here, subject to planning permission and building regulations.

## Hallway

Wood floor, stairs rising to first floor with cupboard under.

## Kitchen

Fitted with a range of modern base and eye level cabinets incorporating a four ring electric hob with extractor fan over, integrated double oven, dishwasher and fridge, one and half bowl sink and drainer unit. Wood flooring.

## Dining/Family Room

Located to the rear of the property and forming part of a ground floor extension which connects the sitting room and kitchen. This most useful room has wooden flooring and double doors opening out to the rear garden.

## Sitting Room

A spacious and well presented reception room which has open plan access to the dining/family room.

## Utility room

Fitted with base and base and eye level cabinets matching those in the kitchen. Integrated washing machine and freezer. Door to shower room.

## Shower Room

Fitted with a smart white suite comprising a shower cubicle, W.C. and wash hand basin. Tiled flooring and radiator.

## Bedroom Two

A good sized, ground floor double bedroom with window to front.

## Bedroom Three

A good sized, ground floor double bedroom with windows to the front and side.

## First Floor Landing

Hatch to loft space. Large under eaves storage cupboard.



### Bedroom One

A very large double bedroom with a window to the front. Considerable storage space under the eaves.

### Bathroom

Fitted with a smart white suite comprising a deep bath, separate shower cubicle, W.C., wash hand basin, tiling to walls and floor, built in T.V.

### Outside

To the front of the property there is a lawned garden and a driveway providing off road parking for two vehicles. There is a useful store room to the side of the property in part of what was originally the garage. The main area of garden is located to the rear which is pleasantly landscaped and offers a good amount of privacy. There is a paved patio adjoining the house and a pleasant lawned area.

### 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 which leads 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 at the end of the road.

### 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 boiler is located in the store.

### Local Authority

Cherwell District Council. Council tax band C.

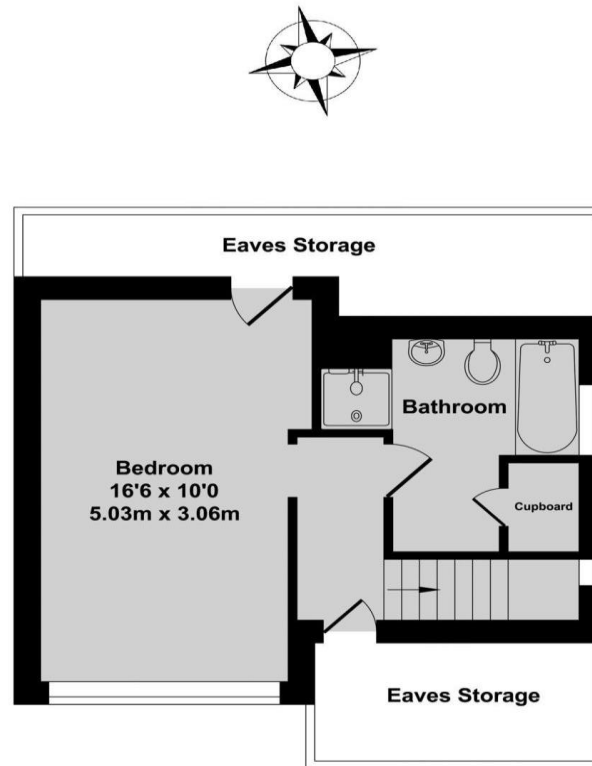
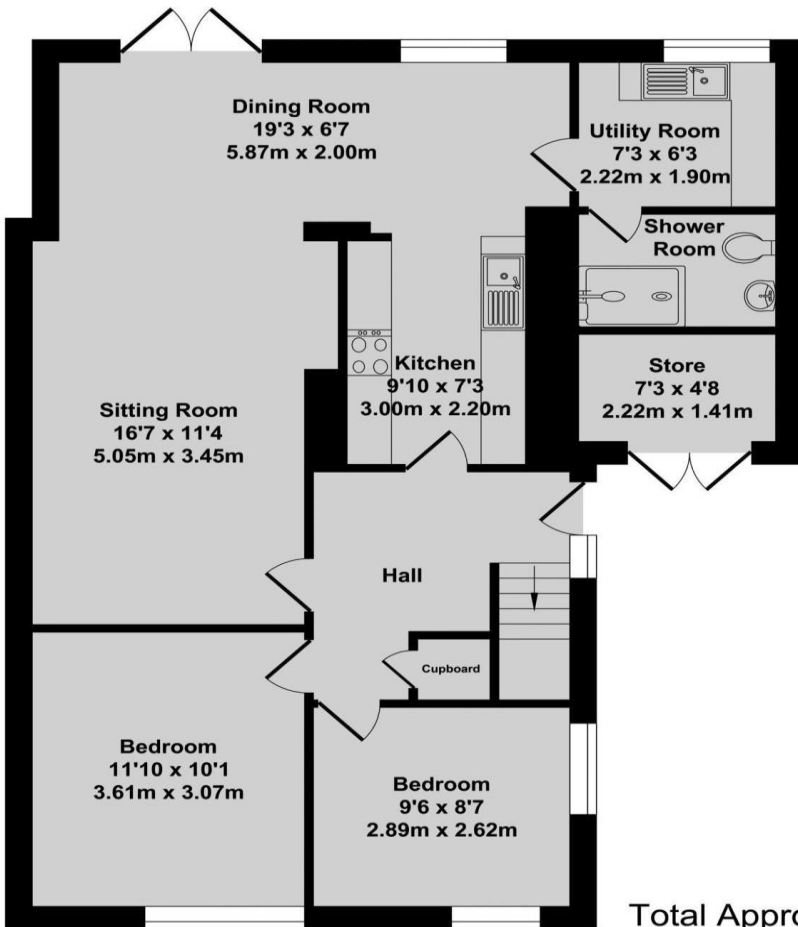
### Viewing

Strictly by prior arrangement with Round & Jackson.



Ground Floor  
Approx. Floor  
Area 842 Sq.Ft.  
(78.19 Sq.M.)

First Floor  
Approx. Floor  
Area 283 Sq.Ft.  
(26.31 Sq.M.)



Total Approx. Floor Area 1125 Sq.Ft. (104.50 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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