



26 Freemans Road

Bodicote, Banbury, Oxon, OX15 4DX



ROUND & JACKSON
ESTATE AGENTS





A greatly extended and beautifully presented three/four bedroom house with a large and beautifully landscaped rear garden located within this highly sought after and well served village.

The property

26 Freemans Road, Bodicote is a superb and unique property which is located on the edge of this well served and sought after village. The property has spacious and well planned accommodation and is beautifully presented throughout. On the ground floor there is an entrance hall which gives access to a large sitting/dining room with double doors opening onto the garden, a second reception room which could be used as fourth bedroom, a modern kitchen and a refitted shower room. On the first floor there are three large double bedrooms and a re-fitted family bathroom. To the side there is a large garage/workshop and to the front there is a large driveway and garden. At the rear there is a beautifully landscaped, south facing garden with far reaching views of the surrounding countryside.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hall

With stairs to the first floor and doors to all ground floor accommodation.

Dining Room/Bedroom

A spacious room with a built in cupboard and a window to the front. This room could be used as dining room, family room or as a bedroom.

Sitting Room

A spacious room having a fireplace with wood burning stove and double doors opening onto the rear garden.

Kitchen

Re-fitted with a range of modern base units and drawers with work surfaces over and an inset sink and draining board. There is space for a range cooker with an extraction hood over and space for a fridge/freezer. Window to the rear, door leading to the garage/workshop.

Shower Room

Refitted with a modern white suite comprising a single shower cubicle, a wash hand basin and W.C.

First Floor Landing

With a hatch to the loft space, a large store room and doors to all first floor accommodation.

Bedroom One

A very large double room with windows to the front and rear and far reaching views of the surrounding countryside.

Bedroom Two

A double room with views to the rear.

Bedroom Three

A double room with a window to the front.

Family Bathroom

Recently refitted with a smart modern suite comprising a panelled bath with mixer taps and shower attachment, a wash hand basin and W.C. Modern tiling and a window to the rear.

Garage/Workshop

A large garage with an electric roller door to the front, a door and window to the rear and built in storage.



Outside

To the front there is a large driveway which provides off road parking for several vehicles and there is also a lawn with a planted border. To the rear there is a mature garden which extends to approximately 90 feet in length and is beautifully landscaped. Adjoining the house is a wooden decked seating area that leads onto the large lawned garden with well stocked flower and plant borders. There is also a paved patio, a pond, vegetable beds. A variety of established trees, a useful shed and there are lovely views of the surrounding countryside.

Situation

Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury town centre. 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, Cotefield garden centre, two public houses, Bishop Loveday Church of England Primary School, a 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. Wykham Park farm shop and the Farm & Table restaurant are also close by on Wykham Lane.

Directions

From Banbury Cross proceed in a Southerly direction towards Oxford (A4260) for approximately one mile. Travel under the Bodicote flyover bridge and continue and then turn right into Weeping Cross shortly after passing the first set of traffic lights. Then take the second turning on the left into Molyneux Drive and continue along this road and past the shop into Freemans Road where the property will be found on your left after a short distance.

Services

All mains services connected.

Local Authority

Cherwell District Council. Council tax band C.

Viewing Arrangements

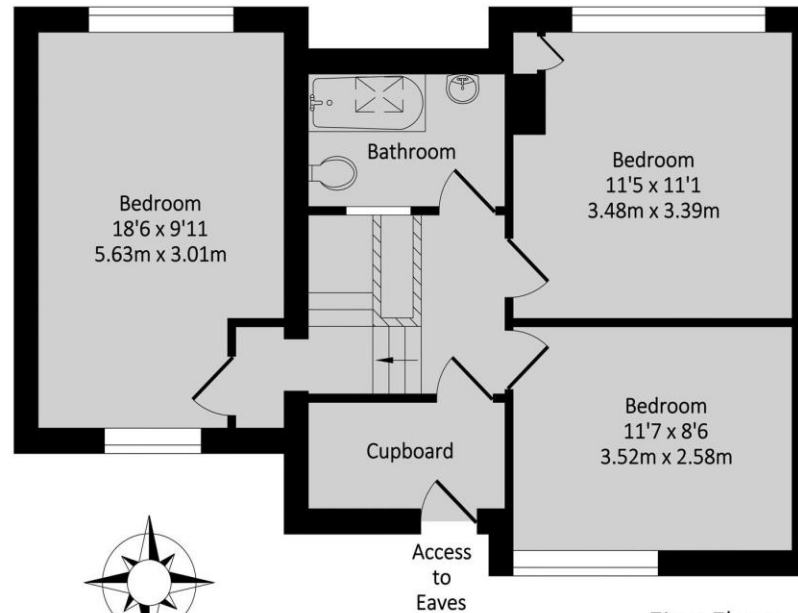
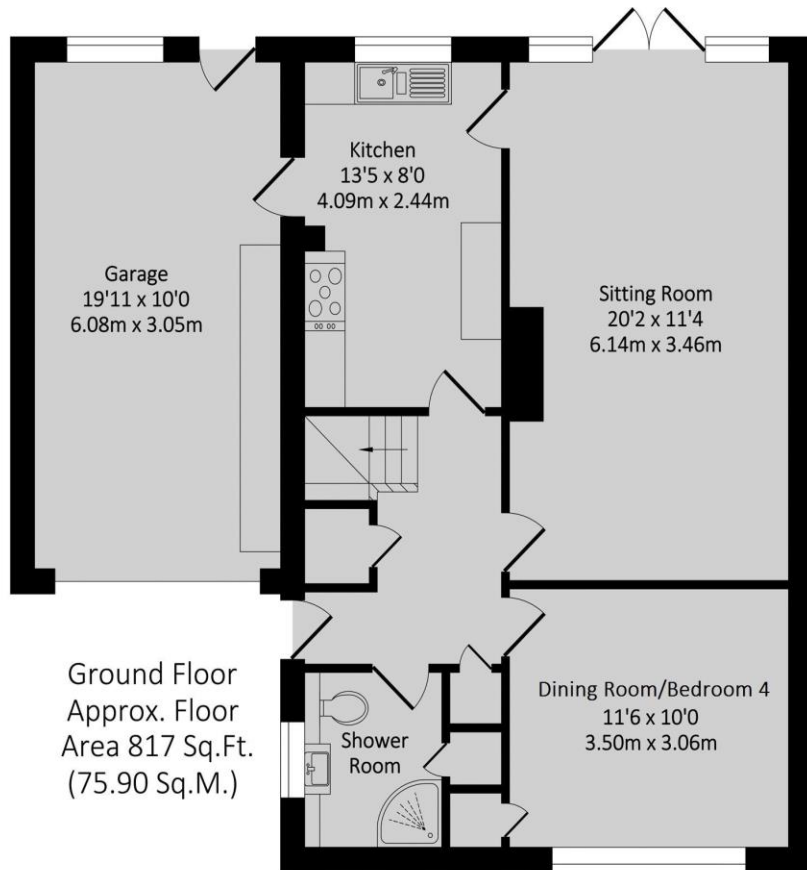
Strictly by prior arrangement with Round & Jackson.

Tenure

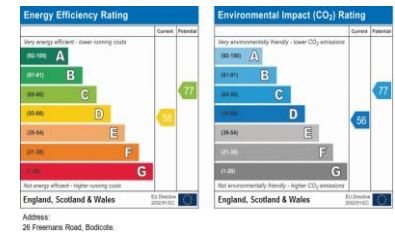
A freehold property.

Asking Price £399,950





Total Approx. Floor Area 1354 Sq.Ft. (125.78 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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