



Merlin Close
Banbury, OX15 4GG



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented, high-quality three bedroom family home with an office conversion which was built in 2015 by the quality builder Spitfire Homes. Upper chain complete.

The property

24 Merlin Close, Bodicote, Banbury is an exceptional, Spitfire Homes built, three bedroom semi-detached family home. The property was bought new by the current owners in 2015 and has been maintained, and improved, to the highest standard. Within the last year the garage has been converted to the rear and now offers a wonderful home office. Merlin Close is a private road with just 21 dwellings and is well placed for a wide range of amenities. The house has beautifully manicured gardens and a large driveway. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, W.C, open plan sitting/dining room and a home office. On the first floor there is a landing, three bedrooms (en-suite to main bedroom) and a family bathroom. Outside there are beautifully manicured gardens to the front and rear, a large driveway and a good sized storage area which is at the front of the former garage. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious and welcoming hallway with stairs leading to the first floor and doors leading to the ground floor rooms. There is a large built-in storage cupboard, further storage area beneath the stairs and quality wooden flooring throughout.

Sitting Room

A good size sitting room which is open-plan leading into the kitchen. There is plenty of space for furniture and bi-folding doors leading into the rear garden which also offer a very pleasant outlook. The quality wooden flooring from the hallway continues.

Kitchen/Breakfast Room

A superb and very well fitted kitchen offering a range of high-quality, cream and grey gloss cabinets with quartz worktops. There is an inset sink with drainer and a window to the front aspect. There are a range of integrated appliances including an electric oven/microwave, 4 ring gas hob, extractor hood, washing machine and a dishwasher. The kitchen is open-plan leading into the sitting room and there is space for a table and chairs and quality tiled flooring throughout. The Worcester gas fired boiler is located in one of the cupboards.

Cloakroom W,C

Fitted with a white suite comprising a toilet and hand basin. There is attractive tiling to the walls, a window to the front aspect, a heated towel rail and the quality wooden flooring from the hallway continues.

First Floor Landing

Doors leading to the first floor rooms and a large, built-in storage cupboard which houses the hot water system. Loft hatch to the roof space which is partially boarded with light and ladder fitted.

Bedroom One

A good size double bedroom with a window to the front aspect and a built-in shelved cupboard. There is a door leading into a large en-suite which is fitted with a double shower cubicle, toilet and wash basin. There is attractive tiling to the walls, tiled flooring and a heated towel rail is fitted.

Bedroom Two

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



Bedroom Three

A single bedroom with a window to the rear aspect and a recessed area with hanging rail fitted.

Family Bathroom

A large family bathroom which is fitted with a white suite comprising a panelled bath, toilet and a wash basin. There is attractive tiling to the walls, tiled flooring and a heated towel rail fitted. Window to the front aspect.

Office/Study/Snug

A superb home office/study/snug which was added around 1 year ago. The space was taken from the former garage and has still allowed for a large usable storage space in the front section. The office has quality herringbone tiled flooring, power, lighting and infrared heating and there are beautiful glazed doors leading into the garden.

Store

Forming part of the former garage and still a very good storage space with an up-and-over electric door leading onto the driveway. There is power and lighting and a large amount of storage space has been created within the roof space. Plenty of space for bicycles and gardening equipment.

Gardens

To the rear of the property there is a perfectly manicured lawn with sleeper edged, well stocked borders and there is a paved seating area behind the office. There is a high-quality composite decked area adjoining the house with an outside tap fitted and there is gated access onto the driveway. The garden is very private and really is a lovely place to spend time. To the front of the property there is a further perfectly manicured lawn area with a pretty hedgerow surrounding. Paved pathway leading to the front door with a canopy porch above. Large block paved driveway to the side which provides ample parking for two vehicles.

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 to and from the town centre.

Directions

From Banbury town centre proceed southwards via the Oxford Road. Continue past Sainsbury's supermarket and head out of the town and beneath the flyover bridge. Continue for around 300 yards and turn left into the slip road and then immediately left again into Merlin Close, follow the road round to the right and continue to the end of the road where the property will be found ahead of you.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

By prior arrangement with Round & Jackson.

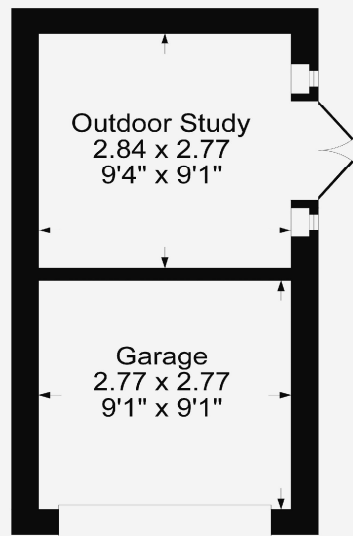
Agents Note

There is an estate charge for this development of around £335 per year, the management company is Knight Cote.

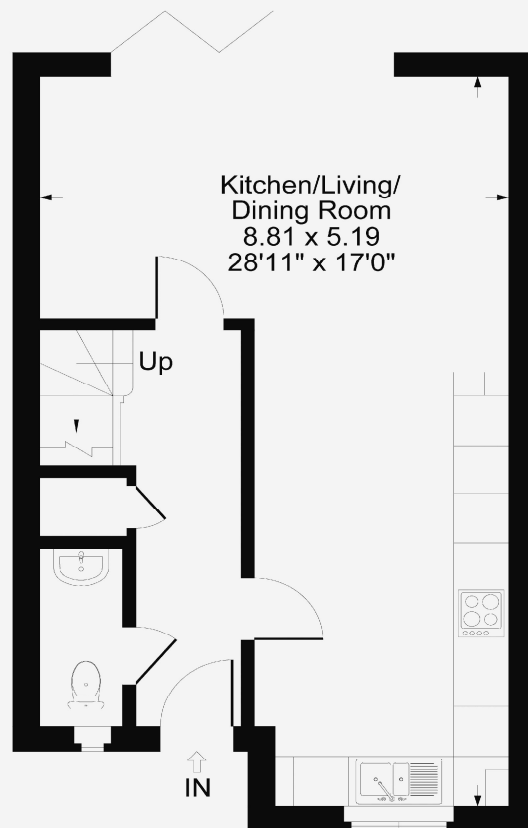
Guide Price: £395,000



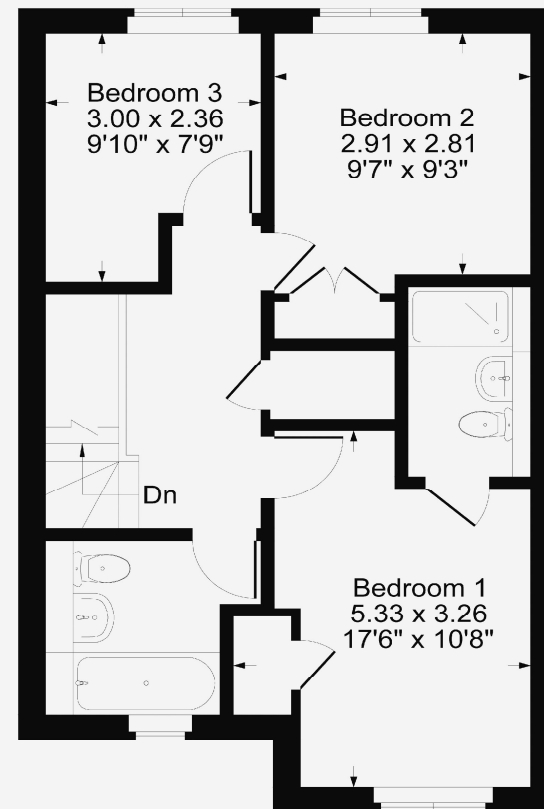
Approximate Gross Internal Area
 Ground Floor = 42.80 sq m / 461 sq ft
 First Floor = 46.02 sq m / 495 sq ft
 Garage = 7.67 sq m / 83 sq ft
 Outbuilding = 7.86 sq m / 85 sq ft
 Total Area = 104.35 sq m / 1124 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Outbuilding



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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