



Bramble Crescent
Bodicote



ROUND & JACKSON
ESTATE AGENTS



14 Bramble Crescent

Bodicote, OX15 4SF

£375,000

A beautifully presented three bedroom, detached family home with a single garage and off road parking which is within walking distance of open countryside and is close to local schooling and a range of amenities.

The Property

14 Bramble Crescent, Bodicote is a beautifully presented three bedroom, detached family home with a garage and off road car parking located within a very quiet road on Longford Park. Constructed by Taylor Wimpey in 2017, the property has been well maintained by the current owners. The accommodation is arranged over two floors and is well laid out. On the ground floor, there is a spacious hallway, W.C., kitchen/diner and sitting room which overlooks the rear garden. On the first floor there are three bedrooms with an ensuite to the master and a family bathroom. Outside there are established hedges which wrap around the front and side of the property and to the rear there is a private, partly walled garden with access to a single garage and parking for one vehicle. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A central hallway with stairs rising to the first floor and doors to the sitting room, cloakroom and kitchen/diner.

Cloakroom/W.C.

Fitted with a white suite comprising a W.C. and wash hand basin with tiled splashbacks.

Sitting Room

A spacious sitting room with a window to the front aspect and french doors leading into the garden.

Kitchen/Diner

A beautiful modern kitchen fitted with a range of eye level cabinets, base units and drawers, wood effect work surfaces and upstands and ample space for a dining table and chairs. There are a range of integrated appliances including an electric oven, four ring gas hob with extractor over, a dishwasher, washing machine, fridge freezer and a one and a half bowl sink and drainer. There is a window to the front and rear aspect and two windows to the side aspect making this room lovely and bright.

First Floor Landing

Doors leading to all first floor rooms with a loft hatch giving access to the roof space.

Master Bedroom

A good size double bedroom with a window to the front and side aspect. There is a door leading into the en suite which is fitted with a large shower cubicle with an electric shower and tiled splashbacks, a toilet, wash basin and a heated towel rail.

Bedroom Two

A good size double bedroom with dual aspect windows to the front and side aspect.

Bedroom Three

A good size third bedroom with dual aspect windows to the side and rear aspect.



Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, W.C. and wash hand basin. There are attractive tiled splashbacks, tiled flooring and a window to the front aspect.

Outside

To the front and side of the property there are well stocked plant borders with steps to the front door. To the rear there is a beautifully landscaped garden which is ideal for relaxing and entertaining. The garden is predominantly laid to lawn with a patio adjoining the house and gravelled borders. There is a personal door leading into the garage and a gate which gives access to the driveway and garage.

Garage

A single garage with an up and over door to the front, personal door to the garden and power and light connected.

Directions

From Banbury Cross proceed in a Southerly direction to-wards Oxford on the A4260. Continue for approximately 2 miles and on reaching Bodicote, turn left at the traffic lights onto Longford Park Road. Continue along and turn left when you see the school, take the next road on the right into Bramble Crescent and then bear right where the road splits where the property will be found on the left 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, two farm shops, two public houses, an Indian restaurant, 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. Longford Park is a popular and relatively new development which is located on the eastern side of the village. There are many amenities which include the beautiful country park with meandering pathways to the canal, a community hall, the Longford Park primary school, football pitches and sports pavilion and there is provision for retail units.

Services

All mains services connected.

Local Authority

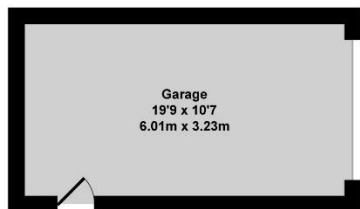
Cherwell District Council. Council tax band D.

Viewings

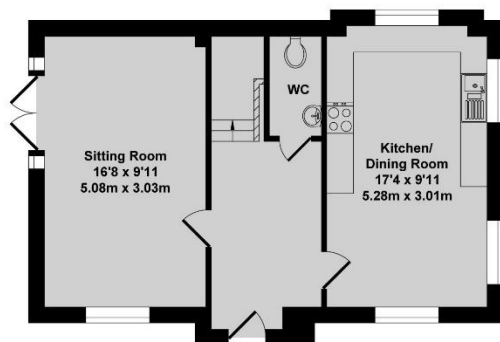
Strictly by prior arrangement with Round & Jackson.



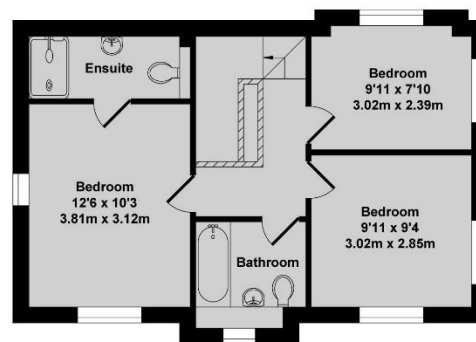
Garage
Approx. Floor
Area 209 Sq.Ft.
(19.40 Sq.M.)



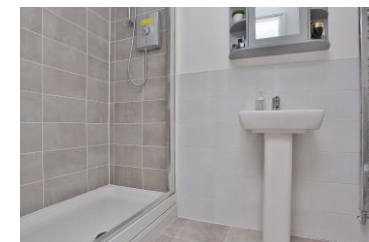
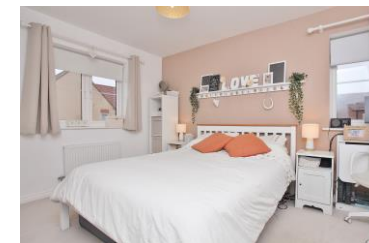
Ground Floor
Approx. Floor
Area 467 Sq.Ft.
(43.40 Sq.M.)



First Floor
Approx. Floor
Area 467 Sq.Ft.
(43.40 Sq.M.)



Total Approx. Floor Area 1143 Sq.Ft. (106.20 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk



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