



Foxtail Crescent  
Bodicote, Banbury



ROUND & JACKSON  
ESTATE AGENTS





# 2 Foxtail Crescent

Bodicote, Banbury, Oxon, OX15 4SP

£320,000

A well proportioned and modern three bedroom modern home located within this popular development on the south side of town. Available for sale with no onward chain.

## The Property

2 Foxtail Crescent, Bodicote is very well presented three bedroom, semi-detached house which is located within this popular development in Bodicote and close to a range of amenities. Constructed by Barratt Homes in 2018, the property has well proportioned accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, cloakroom/W.C., pleasant sitting room and kitchen/diner which overlooks the rear garden. On the first floor there are three bedrooms with an ensuite shower room to the master bedroom and a family bathroom. Outside to the rear of the property there is an enclosed and private garden which is predominantly laid to lawn with a patio seated area adjoining the house. There is also a useful insulated garden room which has power, light and water connected and would be perfect for a home office. There is a tandem driveway for two vehicles at the rear of the property which can be accessed on Yarrow Road.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

Stairs rising to the first floor, doors to the cloakroom and sitting room.

## Cloakroom

Wash hand basin and W.C.

## Sitting Room

A spacious sitting room with a window to the front aspect and door to the kitchen/diner.

## Kitchen/Diner

Fitted with a range of modern, high gloss eye level cabinets and base units and drawers with worktop over, inset sink and drainer, integrated fridge/freezer, slimline dishwasher, washing machine, single oven with a four ring gas hob above with extractor fan over and attractive tiled splashbacks. There is space for dining furniture and a useful understairs storage cupboard as well as a door and window to the rear aspect.

## First Floor Landing

Doors to all first floor accommodation, useful storage cupboard and hatch to loft space.

## Master Bedroom

A double bedroom with a window to the front aspect and door to the en-suite shower room.

## En-Suite

Fitted with a smart modern suite comprising a wash basin, shower and W.C and tiled splashbacks.

## Bedroom Two

A double bedroom with a window to the rear aspect.

## Bedroom Three

A good sized single bedroom with a window to the front aspect.

## Family Bathroom

Fitted with a modern white suite comprising a panelled bath, toilet and wash basin with modern tiled splashbacks and a window to the rear aspect.

## Garden Room

Built by the current owners and fitted with power, lighting and water. The room is fully insulated and has double doors to the front and a window to the side.

### Outside

To the rear there is an enclosed and private garden which is predominately laid to lawn with raised flower bed borders and a large patio seating area adjoining the house. There are stepping stones leading to the garden room and foot of the garden where there is another small patio seating area. There are two side gates which give access to both the driveway and also side access to the front of the property where there is a small, gravelled garden area with established plants and paved pathway leading to the front door.

### Parking

The property has a tandem driveway which provides parking for two vehicles which is accessed from Yarrow Road.

### Directions

From Banbury Cross proceed in a Southerly direction toward Oxford (A4260) and continue along the Oxford Road turning left before the flyover where signposted to Bodicote and Cherwell Heights. At the roundabout take the second turning into Longford Park Road. Follow the road and take the third turning on the left into Yarrow Road ignoring the first Yarrow Road sign. Follow the road bearing sharp left and continue toward the end as it leads into Foxtail Crescent. The property will be found 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, 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

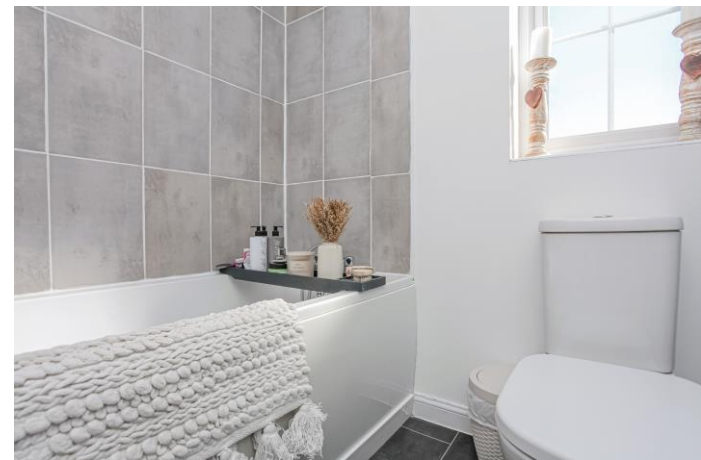
All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

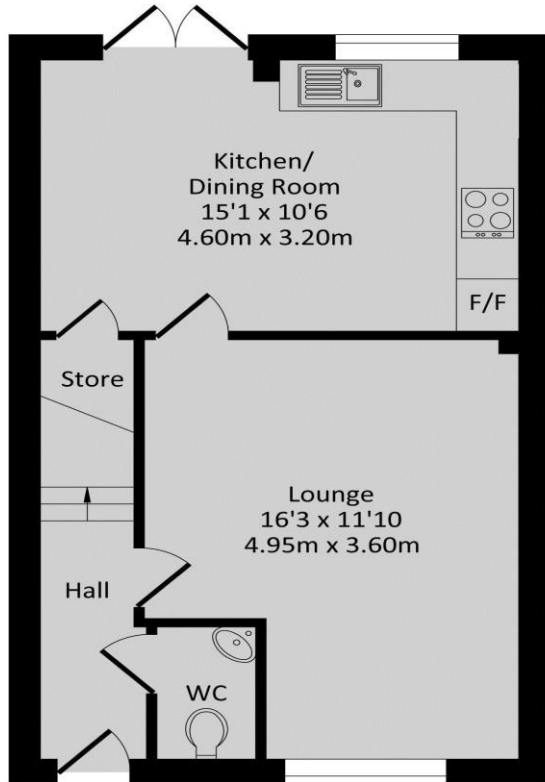
### Viewing Arrangements

By prior arrangement with Round & Jackson.

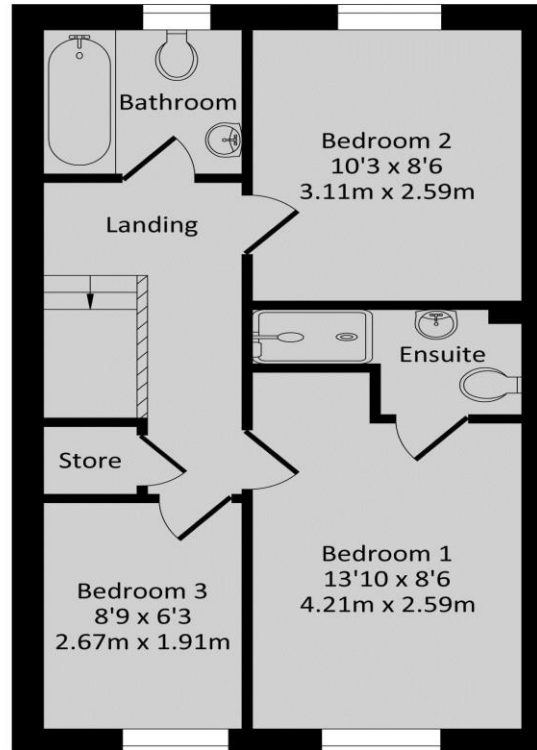




Ground Floor  
Approx. Floor  
Area 408 Sq.Ft.  
(37.90 Sq.M.)



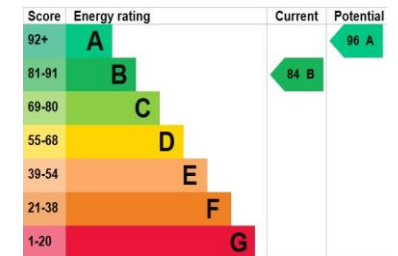
First Floor  
Approx. Floor  
Area 408 Sq.Ft.  
(37.90 Sq.M.)



Total Approx. Floor Area 816 Sq.Ft. (75.80 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.



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