



Wren Crescent
Bodicote, Banbury



ROUND & JACKSON
ESTATE AGENTS



7 Wren Crescent

Bodicote, Banbury, Oxon, OX15 4FZ

£330,000

A spacious and modern three bedroom town house with a garage and driveway off road parking. Located on the popular Longford Park development on the south side of town.

The Property

7 Wren Crescent, Bodicote is a spacious and modern, three-bedroom town house positioned within a quiet road within the sought after area of Longford Park, on the southern side of town. The property was constructed by Barratt Homes in 2014 and benefits from having living accommodation arranged over three floors. On the ground floor there is an entrance hallway, cloakroom/W.C., study and large open plan kitchen/dining/seating area. On the first floor there is a sitting room which could also be utilised as a fourth bedroom and a master bedroom with an ensuite shower room. On the second floor there are two further bedrooms and a family bathroom. To the rear of the property is an enclosed and private garden and to the front is a small garden area. The single garage is located to the rear of the property with off road car parking in front.

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 and doors leading to all the ground floor rooms. There is a good sized storage cupboard which houses the Logic gas fired boiler.

Study

A useful additional room which could be used as a study or playroom. Window to the front aspect.

Cloakroom/W.C.

Fitted with a white suite comprising a toilet and hand basin.

Kitchen/Family Room

A bright and open living spaces which lends itself to many uses and would be ideal for entertaining. The kitchen is fitted with a range of eye level cabinets with base units and drawers, work surfaces over and an inset one and a half sink and drainer. There is an integrated double oven with a four-ring electric hob over and extractor hood above, with space and plumbing for a dishwasher, washing machine and fridge/freezer. There is a useful understairs storage cupboard and a large dining area which offers space for either dining or sitting room furniture. There are double French doors and windows overlooking the rear garden.

First Floor Landing

Stairs rising to the second floor with doors leading into the sitting room and main double bedroom.

Sitting Room

A pleasant sitting room which could also be used as a double bedroom with two windows to the front aspect.

Master Bedroom and En-Suite

A spacious double bedroom with two windows to the rear aspect and a door leading into the en-suite. The en-suite is fitted with a white suite comprising a large shower cubicle, a toilet and a wash basin.

Second Floor Landing

Doors leading to the second floor rooms.

Bedroom Two

A spacious double bedroom with a Velux style window to the rear aspect.

Bedroom Three

A double bedroom with two Velux style windows to the front aspect and a useful storage cupboard.

Family Bathroom

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

Garage

Located to the rear of the property, a single garage with up and over door to the front. Power and light connected. There is driveway parking directly in front.

Outside

To the front of the property there is a small garden area with established shrubs and plants with a pathway leading to the front door. To the rear there is an enclosed and private garden which is predominantly laid to lawn with a gravelled area, a patio seating area adjoining the house and pathway leading to the gated access at the foot of the garden.

Directions

From Banbury Cross proceed southwards via the Oxford Road and continue towards Adderbury passing the petrol station on your left. At the traffic lights turn left into the Longford Park development and take the first turn on your right into Wren Crescent. Follow the road round and bare left where the property will be found on your 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 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.

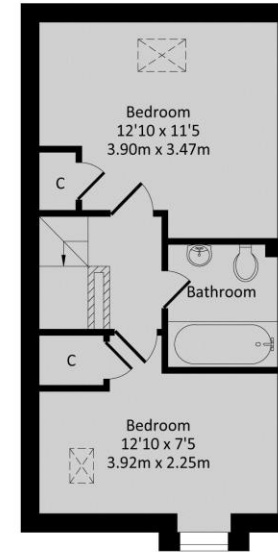
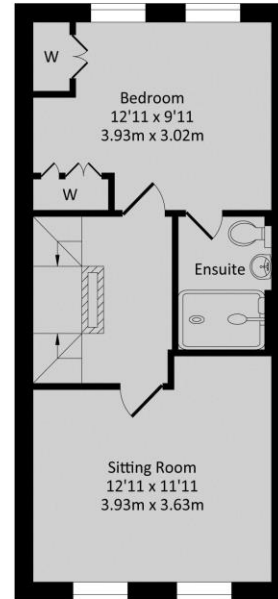
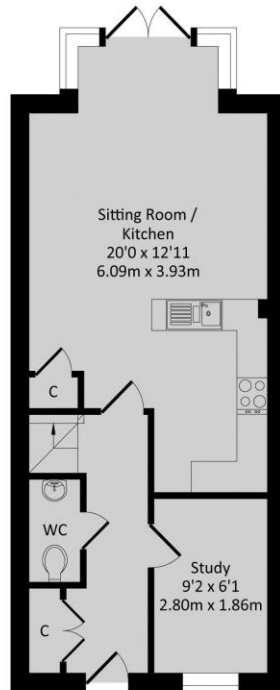
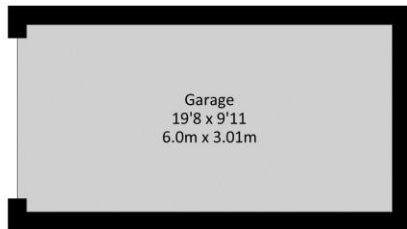


Garage
Approx. Floor
Area 195 Sq.Ft.
(18.10 Sq.M.)

Ground Floor
Approx. Floor
Area 405 Sq.Ft.
(37.60 Sq.M.)

First Floor
Approx. Floor
Area 379 Sq.Ft.
(35.20 Sq.M.)

Second Floor
Approx. Floor
Area 335 Sq.Ft.
(31.10 Sq.M.)



Total Approx. Floor Area 1314 Sq.Ft. (122.0 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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