



4 Maiden Road
Banbury, OX16 9UJ



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented four bedroom detached family home located on the edge of this highly regarded modern development. The property has spacious accommodation, a garage and there is a pleasant outlook to the front.

The property

4 Maiden Road, Bodicote, Banbury is superb modern family house which is pleasantly located on the edge of this sought after new development and close to a wide range of amenities and countryside walks. This modern property was constructed in 2021 with many upgrades including a high quality kitchen with island/breakfast bar, quartz worktops, Amtico flooring and built in wardrobes. On the ground floor there is an entrance hallway, a cloakroom/WC, a dining room, a dual aspect sitting room and a large kitchen/dining room. On the first floor there is a landing, a master bedroom with built in wardrobes and en-suite, three further bedrooms and a family bathroom. To the side of the property there is a long driveway and a large single garage. To the rear there is a private garden with gated access. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main door to the front, stairs to the first floor, store cupboard and doors to all ground floor accommodation. Amtico flooring throughout.

Cloakroom

Fitted with a white suite comprising a toilet and hand basin. Tiled splash backs and continuation of the Amtico flooring from the hallway.

Sitting Room

A good size sitting room with a window to the front aspect offering a pleasant outlook, and French doors leading into the rear garden.

Kitchen/Diner

A superb modern room with double doors onto the garden and ample space for a table and chairs and a lounge furniture. The Kitchen is fitted with contemporary, shaker style, eye level units and base cabinets and drawers with Quartz work surfaces over. Inset one and a half bowl sink, five ring gas hob with extraction hood over, double oven, fridge/freezer, dishwasher, washing machine and wine fridge. The upgraded kitchen also has a central island with breakfast bar seating beneath and further cupboards. There are Quartz upstands and windows to the side and rear aspects. The Amtico flooring continues throughout.

Dining Room

A pleasant formal dining room which could be used as a large home office or a playroom. Dual aspect windows to the front and side aspects offering a pleasant outlook.

First Floor Landing

Doors leading to all the first floor rooms, window to the rear aspect and a loft hatch to the roof space.

Bedroom One

A large and impressive double bedroom with dual aspect windows to the front and side aspects. There are large fitted wardrobes to one wall and there is 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. There is a window to the front aspect, a heated towel rail and there is Amtico flooring fitted throughout.

Bedroom Two

A double bedroom with a window to the front aspect and fitted wardrobes to one wall.

Bedroom Three

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

Bedroom Four

A good size single bedroom with a window to the rear aspect.



Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. There is an electric shower over the bath and attractive tiled splash backs. There is a heated towel rail and Amtico flooring is fitted throughout.

Garage

A good size single garage with power and lighting and up-and-over door leading onto the driveway.

Outside

To the rear of the property there is a paved patio adjoining the house with an outside tap fitted and there is gated access onto the driveway. There is a private lawned garden with a pretty stone wall surrounding and there is some storage space behind the garage. To the side of the property there is a block paved driveway for two vehicles and to the front there are scattered slate borders with established plants and shrubs. The property has a pleasant outlook over a pretty grassed area at the very front of the development.

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 in a southerly direction via the Oxford Road (A4260). Continue for approximately 1.5 miles and leave on the left hand slip road where sign posted for Bodicote. Turn right at the small roundabout, over the flyover and straight ahead at the next roundabout into Bodicote on White Post Road. Continue to the right into Blackwell Drive and then take the first right into Cricket Road and then next right into Maiden Road where number 4 will be found on your right hand side at the end of the road.

Services

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

Local Authority

Cherwell District Council. Council tax band E.

Viewings

Strictly by prior arrangement with Round & Jackson.

Estate Charge

Approximately £170 per annum.

Tenure

A freehold property.

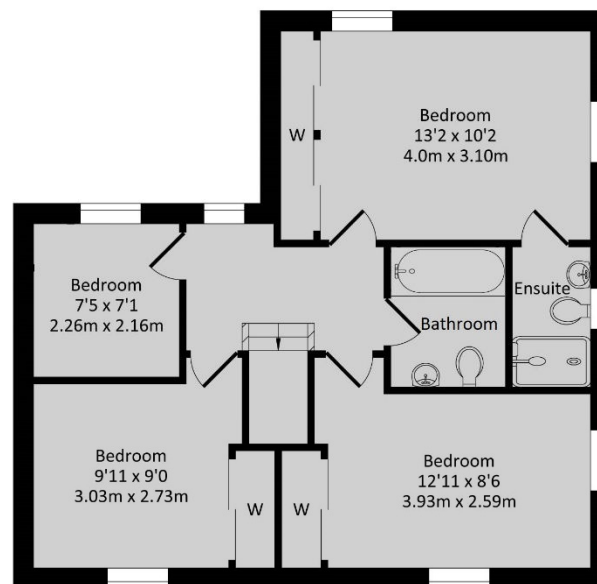
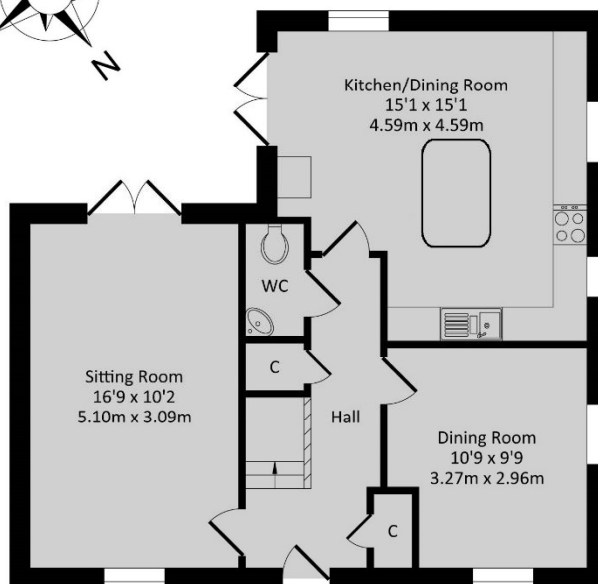
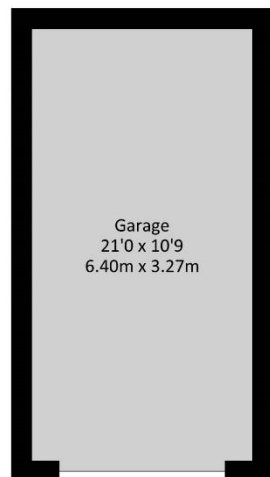
Asking Price - £545,000



Garage
Approx. Floor
Area 225 Sq.Ft.
(20.90 Sq.M.)

Ground Floor
Approx. Floor
Area 594 Sq.Ft.
(55.20 Sq.M.)

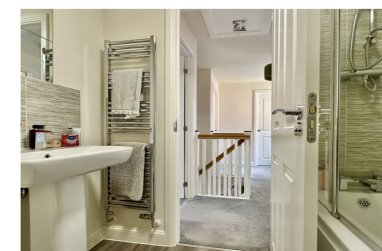
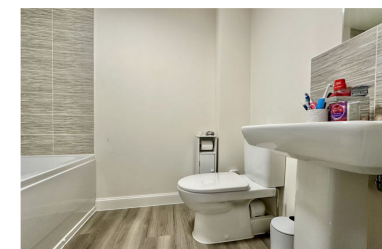
First Floor
Approx. Floor
Area 594 Sq.Ft.
(55.20 Sq.M.)



Total Approx. Floor Area 1413 Sq.Ft. (131.30 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.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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