



15 Field View

Bodicote, Banbury, OX15 4GZ



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented, Taylor Wimpey built, four-bedroom detached family home with a garage and a private rear garden. The property benefits from having a pleasant outlook over parkland with countryside views beyond.

The property

15 Field View, Bodicote, Banbury is an immaculately presented, four-bedroom, Taylor Wimpey built (Langdale) family home which was constructed in 2018 with the current owners living here from new. The property has a single garage, driveway parking and a private rear garden. The property holds a favourable position within the popular Longford Park development as it has open parkland to the front with countryside views beyond. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, sitting room, cloakroom W.C, formal dining room, large kitchen diner and a conservatory. On the first floor there is a spacious landing, four double bedrooms, with en-suite to the main bedroom and there is a family bathroom. Outside to the rear there is a private lawned garden and to the front there is a low maintenance garden and a garage with driveway parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with doors leading to all the ground floor rooms and stairs rising to the first floor. There is a built-in storage cupboard and good quality tiled flooring throughout.

Sitting Room

A really bright and airy sitting room with a window to the front aspect and double doors leading into the rear garden. There is a pleasant outlook across parkland and there is quality Amtico flooring fitted throughout.

Dining Room

A really useful room, currently being used as a study. Plenty of space for a table and chairs and dual aspect windows to the front and side. There is a pleasant outlook to the front across open parkland.

Cloakroom W.C

Fitted with a white suite comprising a toilet and hand basin. There are attractive tiled splash backs and the tiled flooring from the hallway continues throughout. There is a window to the side aspect.

Kitchen Diner

A superb, open plan room with lots of space for a table and chairs and other furniture. The room is bathed in natural light due to having a large number of windows. The kitchen is fitted with a range of white, shaker style cabinets with wood effect worktops and wood effect upstands. There is a sink and drainer and the Ideal gas fired boiler is located in one of the cupboards. The kitchen has a range of integrated appliances including, a fridge-freezer, a double electric oven, a five-ring gas hob with an extractor hood, a dishwasher and a washer dryer. There are two windows to the side aspect and a further window and double doors leading into the conservatory and garden. The tiled flooring from the hallway continues throughout the whole area.



Conservatory

A really useful addition to the property which was added in around 2019 and has fitted blinds, tiled flooring and French doors leading into the garden.

First Floor Landing

A spacious landing with doors leading to all bedrooms and there is a cupboard housing the hot water system. There is quality Amtico flooring throughout and there is a window to the rear aspect.

Bedroom One

A large double bedroom with windows to three aspects, fitted wardrobes 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. There are attractive tiled splash backs, tiled flooring and there is a heated towel rail and a window the side aspect.

Bedroom Two

A large double bedroom with dual aspect windows to the front and rear. There is a pleasant outlook to the front over parkland, with open countryside beyond.

Bedroom Three

A double bedroom with a built-in cupboard and a window to the front aspect offering a pleasant view over parkland, with open countryside beyond.

Bedroom Four

A double bedroom with fitted wardrobes and dual aspect windows to the front and side. To the front there is a pleasant outlook over parkland, with countryside views beyond.



Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. There is a heated towel, attractive tiled splash backs and tiled flooring throughout. Window to the side aspect.

Garage

A large single garage with power and lighting fitted and there is an up-and-over door leading onto the driveway.

Outside

To the rear of the property there is private, lawned garden with established planted borders with a variety of shrubs and bushes. There is a paved patio adjoining the house with gated access to the side where the driveway and garage are located. There is an outside power socket and there is also a wooden shed behind the garage which will remain as part of the sale. To the front of the property there is a paved pathway leading to the front door, well stocked planted borders and two scattered slate sections for easy maintenance. One side of the property has more well stocked shrub borders and there is a wider than average driveway to the other side. Open parkland and countryside available directly in front of the property

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.

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.

Directions

From Banbury Cross proceed in a Southerly direction on the A361 towards Bodicote. After approximately 1.5 miles turn left before the flyover where sign posted for Bodicote. At the roundabout take the second exit onto Longford Park Road and then continue along this road and take the seventh turning on the left into Rose Way. Follow the road to the end and turn right onto Field View where Number 15 will be found immediately on your right-hand side.

Services

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

Local Authority

Cherwell District Council. Tax band F.

Viewing Arrangements

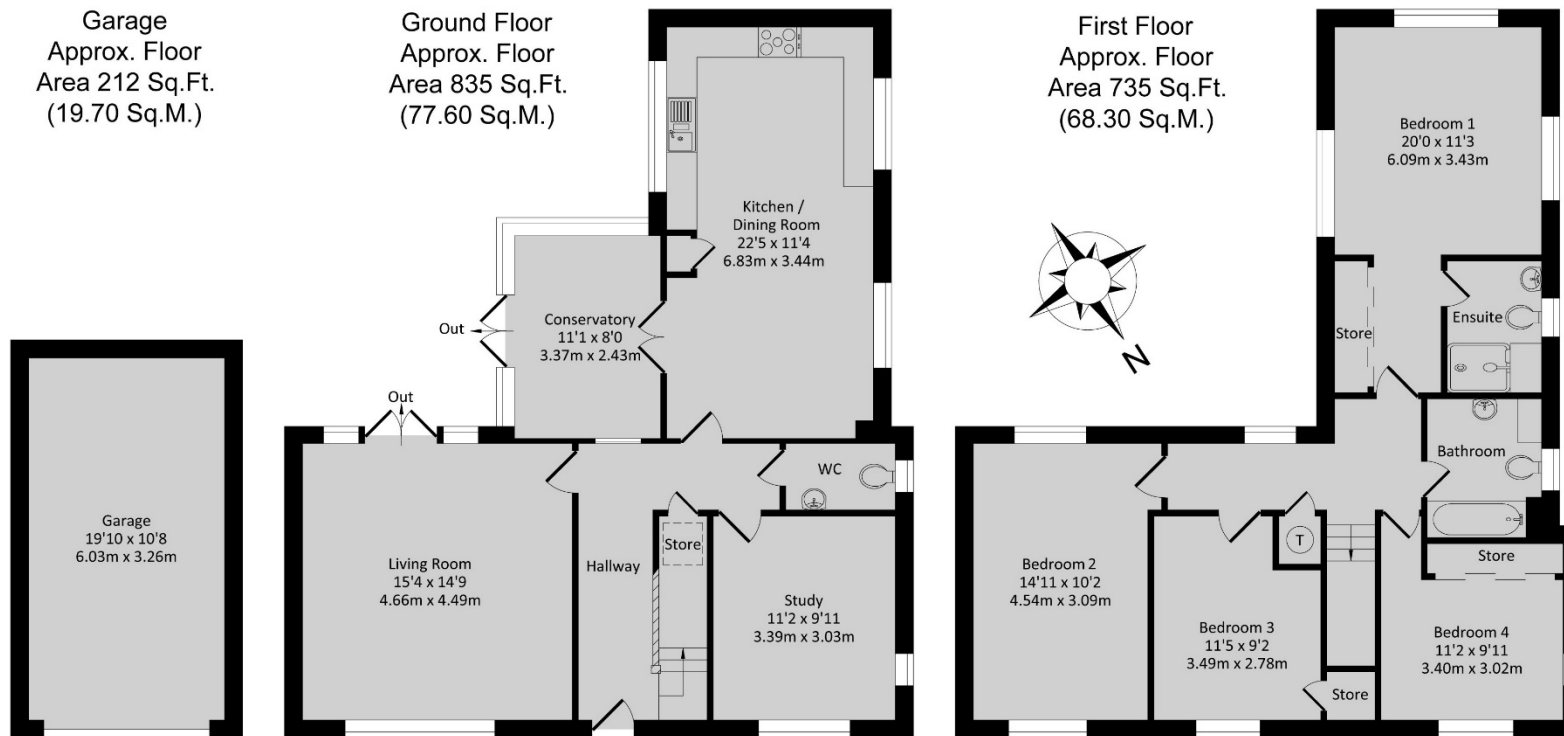
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Guide Price: £500,000





Total Approx. Floor Area 1782 Sq.Ft. (165.60 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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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