



22 Foxtail Crescent, Bodicote
Banbury, Oxon, OX15 4SP



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented four bedroom detached family home with a landscaped rear garden and a single garage located on the edge of this sought after modern development adjoining open parkland.

The property

22 Foxtail Crescent, Bodicote is a detached family home with single garage and a landscaped rear garden which is located on the edge of this popular development with open views over the adjoining parkland. The spacious accommodation is arranged over two floors and is ideal for modern family living. On the ground floor there is an entrance hallway, a large sitting room with double doors to the garden, an open plan kitchen/dining/family room, a utility room and a cloakroom/WC. On the first floor there is a central landing, three double bedrooms with an en-suite to the main bedroom and there is a further single bedroom and a family bathroom. Outside, there is a beautifully landscaped rear garden and there is a single garage with driveway parking for two vehicles to the side. 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 to the first floor, a useful storage cupboard and doors to all ground floor accommodation.

Sitting Room

A spacious dual aspect sitting room with a window to the front and double doors to the rear garden.

Kitchen/Diner

A superb open plan room with ample space for lounge and dining furniture. The kitchen is fitted with a range of modern eye level cabinets, base units and drawers with work surfaces over, attractive tiled splashbacks and a one and a half bowl inset sink and drainer. There is a four ring gas hob with extractor over, an integrated eye level oven and space and plumbing for a dishwasher and space for a freestanding fridge-freezer. Windows to the front and rear aspect and a door leading into the utility room.

Cloakroom

Fitted with a W.C. and a wash hand basin.

Utility Room

Fitted with eye level cabinets and a base unit with work surface over and space for a washing machine and tumble dryer. Wall mounted boiler, door to rear garden and a door into the W.C.

First Floor Landing

A central landing with a hatch to the loft space, an airing cupboard and doors to all first floor accommodation.

Master Bedroom

A large double room with a window to the rear, fitted wardrobes and a door to the en suite.

Master En-Suite

A modern en suite fitted with a white suite comprising a W.C, wash hand basin and shower cubicle with attractive tiled splashbacks and a window to the rear.

Bedroom Two

A large double room with fitted wardrobes and two windows to the front aspect.



Bedroom Three

A double room with a fitted wardrobe and a window to the front aspect.

Bedroom Four

A good sized single room with a window to the rear.

Family Bathroom

A modern white suite comprising a panelled bath, wash hand basin and W.C with attractive tiled splashbacks and a window to the rear aspect.

Outside

To the front of the property there are planted borders and a path to the front door. To the side there is a single garage and driveway with parking for two vehicles. To the rear, there is a South/East facing garden with a large patio area adjoining the house which provides ample space for garden furniture. There is a small lawned area and raised flower beds at the foot of the garden. Gate leading onto the driveway.

Garage

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



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, mens and womens football teams with two pitches and sports pavilion and there is provision for retail units.

Tenure

A freehold property.

Local Authority

Cherwell District Council. Tax band E.

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 after a short distance on the right hand side.

Services

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

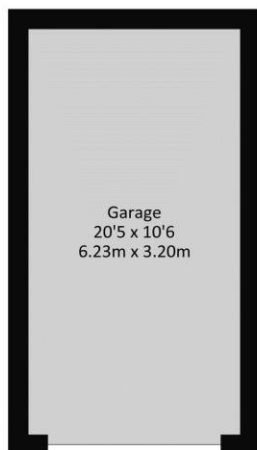
Viewing Arrangements

By prior arrangement with Round & Jackson.

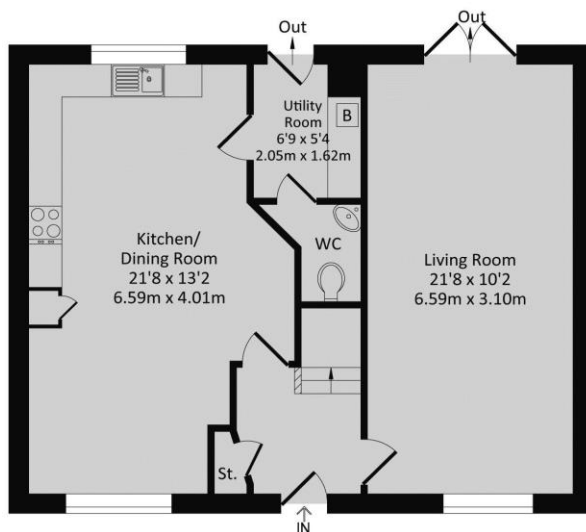
Asking Price £465,000



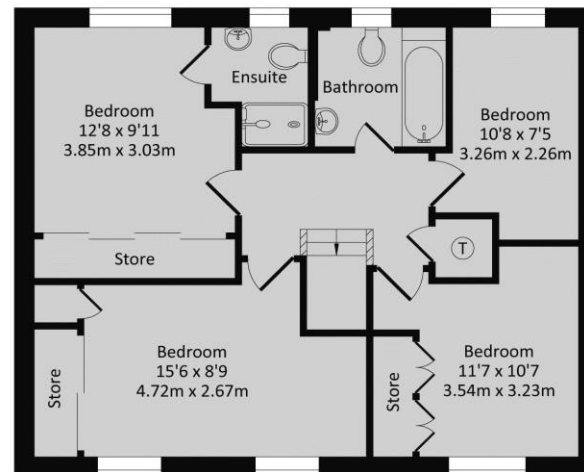
Garage
Approx. Floor
Area 214 Sq.Ft.
(19.90 Sq.M.)



Ground Floor
Approx. Floor
Area 582 Sq.Ft.
(54.10 Sq.M.)



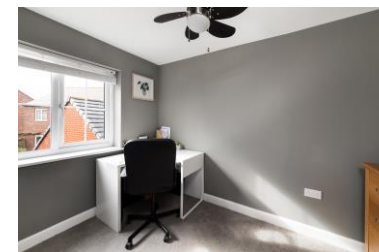
First Floor
Approx. Floor
Area 582 Sq.Ft.
(54.10 Sq.M.)



Total Approx. Floor Area 1378 Sq.Ft. (128.10 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		94 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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