



The Gables, Weeping Cross
Bodicote, OX15 4EE



ROUND & JACKSON
ESTATE AGENTS





A substantial five bedroom detached family home with a double garage offering annexe potential. The property sits on a sizeable plot, nicely set back from the road and is located on one of the nicest roads in the village of Bodicote.

The property

The Gables Weeping Cross, Bodicote, is a Victorian detached family home with three reception rooms, five bedrooms, two bathrooms and a utility area with a W.C. The property sits on a large plot which is nicely set back from the road and is located on one of the best roads in the popular village of Bodicote, close to local schooling and amenities. There is a double garage which was built by the current owners with a room above and has potential to be converted into an annexe as there is water, power and drainage connected. The property offers a large amount of living space arranged over two floors and is surrounded by very private gardens and provides off road parking for over ten vehicles. On the ground floor there is a spacious hallway which is currently being used as a dining area, a large sitting room, a kitchen, a snug/playroom, a utility room and a W.C. On the first floor there is a large landing area, a master bedroom with an en suite shower room, three further double bedrooms, a single bedroom which is currently being used as a study and a family bathroom. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious and welcoming hallway which is currently being used as a dining area as there is ample space for a table and chairs. There are stairs rising to the first floor, a useful understairs storage cupboard and further storage cupboard. There are glazed double doors leading into the sitting room and kitchen, two windows to the front aspect, wooden flooring throughout and an original open fireplace with a wooden surround.

Sitting Room

A large, bright and airy sitting room which forms part of the rear extension with wooden flooring and a central fireplace with a wooden surround. There are French doors leading into the rear garden, a window to the rear aspect and a window to the side aspect.

Snug

A lovely room with deep window reveals, a window to the side aspect and a feature fireplace which currently isn't in use. This room would make an ideal playroom, a study or dining room.

Kitchen

A superb, high-quality kitchen with fitted grey shaker style units, handmade by Harvey Jones, with wooden and granite worktops over and tiled splashbacks. There is a range cooker with an extractor above, a Belfast sink and space for a fridge-freezer. There is a door leading into the utility room, windows to the front and side aspects and attractive red brick flooring throughout. This room has potential to be reconfigured and knocked into the hallway/dining area to create a large open-plan entertaining space. (Planning permission and Building Regulation sign-off may be required)

Utility Room

Forming part of the side extension the utility room comprises a range of storage cupboards, a shoe rack and attractive panelled walls. There is space and plumbing for a washing machine and a tumble dryer. There is a window and a door to the side aspect and a further door leading into the cloakroom. Attractive terracotta flooring throughout and one of the cupboards houses the Glow Worm gas fired boiler.

W.C.

Fitted with a white suite comprising a toilet and a wash hand basin with attractive tiling and panelling. A window to the rear aspect and continuation of the terracotta tiled flooring.

First Floor Landing

A very spacious and welcoming landing area with doors leading to all rooms and an original fireplace. A loft hatch to the roof space which is boarded with lighting and a ladder. This area could easily be used as a work space.

Bedroom One

A large double bedroom with a window to the side aspect and a door leading into the en suite. The en suite is fitted with a white suite comprising a shower cubicle, toilet and wash hand basin with attractive floor to ceiling tiles and a window to the front aspect.

Bedroom Two

A large double bedroom with a window to the side aspect and a loft hatch to the roof space. There is some restricted height within this room, but this doesn't impact its use.



Bedroom Three

A large double bedroom with a window to the side aspect and some restricted height which doesn't impact its use.

Bedroom Four

A good-sized double bedroom with a window to the side aspect and built in cupboards which also house the hot water tank.

Bedroom Five

A single bedroom which is currently used as a study and has a window to the front aspect.

Bathroom

A large family bathroom which is fitted with a white suite comprising a panelled bath with a handheld shower attachment, a toilet, a wash hand basin and a large shower cubicle. There is a heated towel rail, attractive tiled flooring and tiled splashbacks. Window to the rear aspect.

Garage

A double garage that was built just over 20 years ago to a very high specification and has stairs rising to a very useful office space. The office space is fitted with high quality wood effect flooring and there are three Velux windows, a further window to the front aspect and there is fitted low level eaves storage. There is terracotta tiled flooring throughout the main garage, power and lighting connected and mains water and drainage fitted. The current owners have recently applied for planning permission to convert this into an annexe.

Garden

To the rear of the property there is a large lawned garden which is completely private with high hedge rows, established trees and shrubs. To the side of the property there is a gravelled driveway offering parking for over ten vehicles and the parking continues in-front of the property where there is a pretty picket fence and a five-bar gate. There is a decked area along with a pond and further lawned area to the far side of the property with more established planting. The property is set back nicely from the road, and it sits on a sizeable plot.

Directions

From Banbury town centre proceed southwards via the Oxford Road and continue past Sainsbury's supermarket. Head out of town under the flyover bridge and past the petrol station then take the second right hand turn, at the traffic lights, into Weeping Cross. Continue along this road where The Gables will be found on your left-hand side immediately after the turning for Molyneux Drive.

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 on Wykham Lane, 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 Banbury town centre.

Services

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

Local Authority

Cherwell District Council. Council tax band F.

Viewing

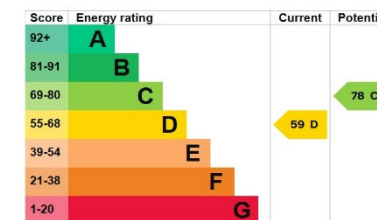
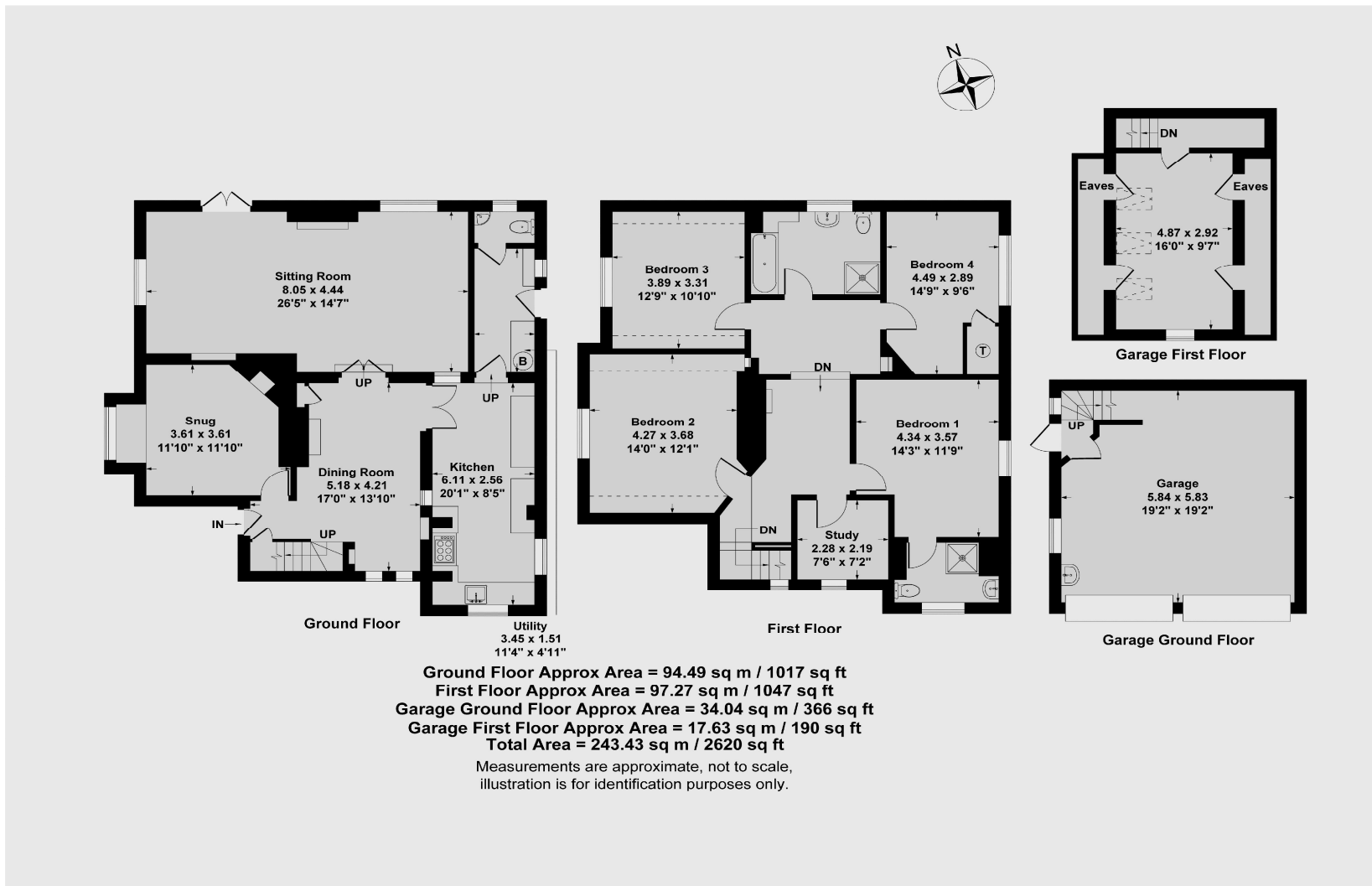
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £825,000





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