



24 Freemans Road, Bodicote
Banbury, Oxon, OX15 4DX



ROUND & JACKSON
ESTATE AGENTS





A spacious and beautifully presented three bedroom semi detached house with reconfigured accommodation, a large rear garden and far reaching countryside views.

The property

24 Freemans Road, Bodicote is a greatly improved and beautifully presented property which is conveniently located within this sought after village and is close to amenities and open countryside. The ground floor layout has been altered to create a better and more spacious living space, the entrance hall leads onto a modern shower room and a large double bedroom which could be used as an additional reception if required. The sitting room has wooden flooring and a sliding door to the garden and the kitchen/dining room is beautifully fitted, has double doors to the garden and gives access to the study. On the first floor there is a master bedroom with beautiful countryside views, another double bedroom and a modern bathroom. There is a block paved and gravel driveway to the front and to the rear there is a large garden which is beautifully landscaped.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

With stairs to the first floor, two storage cupboards and doors to all ground floor accommodation.

Bedroom Three

A spacious room with a built in cupboard and a window to the front. This room could be used as dining room, family room if required.

Shower Room

Re-fitted with a modern white suite comprising a single shower cubicle, a wash hand basin and W.C. Heated towel rail.

Sitting Room

A large reception room with ample space for a range of furniture, wooden flooring and a sliding door to the rear garden.

Study

An ideal space for those who work from home with its own front entrance door.

Kitchen/Dining Room

The kitchen has been extended to the side to create a superb open plan room which is ideal for dining and entertaining. Beautifully fitted with a range of modern, shaker style eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. There is a range cooker with an extraction hood over and space for a fridge/freezer. Integrated washing machine and dishwasher, ample space for dining furniture, wooden flooring and double opening on to the garden.

First Floor Landing

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

Bedroom One

A double room with a window to the rear and a storage cupboard which houses the boiler. There are beautiful and far reaching views of the surrounding countryside.

Bedroom Two

A double room with a window to the front.



Family Bathroom

Fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin with vanity unit and a low level WC. Heated Towel rail, window to side.

Outside

To the front of the property there is a block paved and gravelled driveway which provides parking for several vehicles. To the rear of the property there is a large garden which is very private, beautifully landscaped and has far reaching views of the surrounding countryside. There is a paved seating area adjoining the house which leads onto a large lawned garden with well stocked flower and plant borders and a variety of established trees. There is a timber shed at the foot of the garden which will remain.

Directions

From Banbury Cross proceed in a Southerly direction towards Oxford for approximately one mile. Travel under the Bodicote flyover bridge and then turn right into Weeping Cross. Take the second turning on the left into Molyneux Drive and continue past the shop into Freemans Road where the property will be found on your left after a short distance.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.



Situation

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, Cotefield garden centre, 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 two centre. Wykham Park farm shop and the Farm & Table restaurant are also close by on Wykham Lane.

Services

All mains services connected.

Local Authority

Cherwell District Council. Council tax band C.

Asking Price - £399,950





Ground Floor Approx Area = 74.40 sq m / 801 sq ft
First Floor Approx Area = 35.51 sq m / 382 sq ft
Total Area = 109.91 sq m / 1183 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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