



68 Oxford Road, Bodicote
Banbury, Oxon, OX15 4AE



ROUND & JACKSON
ESTATE AGENTS





An exceptional four bedroom detached family home which has recently been renovated and extended to an incredibly high standard, located in a set back position within this popular village. The property has a large garden, a garage and a large gated driveway which provides off road parking for multiple vehicles.

The property

68 Oxford Road, Bodicote is an exceptional family home which is located in an enviable position and set back from the road. The property has a generous sized plot with gardens to the front, side and rear and with a single garage and a large gated driveway providing off road parking for multiple vehicles. The property is beautifully presented throughout and has extensive and versatile accommodation which is ideal for modern family living and arranged over two floors. A spacious and welcoming hallway provides access to the ground floor accommodation which includes a sitting room, a superb open plan kitchen/dining/family room with bi-folding doors leading into the garden, a games room, a cloakroom, a downstairs shower room, utility room and a study which has potential to be used as an additional bedroom. On the first floor, there is a large landing, an exceptional master bedroom with a walk in dressing room and en suite shower room, two double bedrooms with en suites and a further double bedroom and a large family bathroom. To the rear of the property there is a beautifully landscaped garden which extends to the side of the property and is predominantly laid to lawn with attractive shrub and plant borders as well as a raised decked area adjoining the house. To the front of the property there are hedge borders with a gated entrance which leads onto a large driveway for several vehicles.

Entrance Hallway

A large, bright entrance hallway with an impressive oak and glass staircase to the first floor and doors to all ground floor accommodation.

Sitting Room

A spacious sitting room with a wood burning stove and a bay window to the front aspect.

Kitchen/Breakfast/Family Room

An exceptional open plan room with ample space for living and dining furniture making this an ideal space for entertaining. A high quality kitchen has been installed which comprises a range of floor to ceiling cabinets, base units and drawers with worksurfaces over and integrated appliances including a double oven, fridge and freezer. The kitchen island provides further cabinets and includes an inset sink with hot water tap, electric hob and downdraft extractor. There are bi-folding doors leading onto the decked area of the garden, sky lights and a further window over looking the garden which makes this room particularly bright and airy. There are doors leading into the inner lobby, downstairs W.C. and games room. Tiled flooring throughout.

Games Room

A spacious, dual aspect reception room which leads off of the kitchen making this an ideal play room or games room. Wood effect flooring throughout with windows to the front and side aspect.

Downstairs W.C.

Wash hand basin and W.C.



Inner Hallway

An inner hallway to the side of the property with it's own entrance and doors leading to the utility room, office and downstairs shower room.

Utility Room

Leading off of the inner hallway, there is a generous size utility room with a range of wall and base units with an inset sink. Window to the front aspect.

Office

A further reception room located to the rear of the property which would make an ideal office space, snug or fifth bedroom if required. Window to the rear aspect.

Downstairs Shower Room

Located off of the inner lobby, there is a downstairs shower room comprising a shower cubicle, W/C and wash hand basin.

First Floor Landing

A large landing with doors to all first floor accommodation and a loft hatch to the roof space.

Master Bedroom

A superb master suite with a bay window to the front and a window to the side aspect. Leading on from the bedroom there is a large dressing room fitted with a range of high quality cupboards, drawers and a dressing table. There is an adjoining en suite which is fitted with a beautiful modern suite comprising a shower cubicle, wash hand basin, W.C and a window to the side aspect.



Bedroom Two

A large double bedroom with an adjoining dressing area, en suite and two windows to the rear aspect. The dressing area has fitted wardrobes and the en suite comprises a shower cubicle, wash hand basin, WC and window to the side aspect.

Bedroom Three

A double bedroom with a window to the front aspect and an en-suite comprising a shower cubicle, wash hand basin and W.C. with a fitted cupboard and a window to the side aspect

Bedroom Four

A double bedroom with fitted wardrobes and a window to the rear aspect.

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, Longford Park Primary School (rated excellent), 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 southwards via the Oxford Road and continue past Sainsbury's supermarket and head out of the town. Continue past the right hand turn for Broad Gap where the property will be found immediately on your right hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band G.

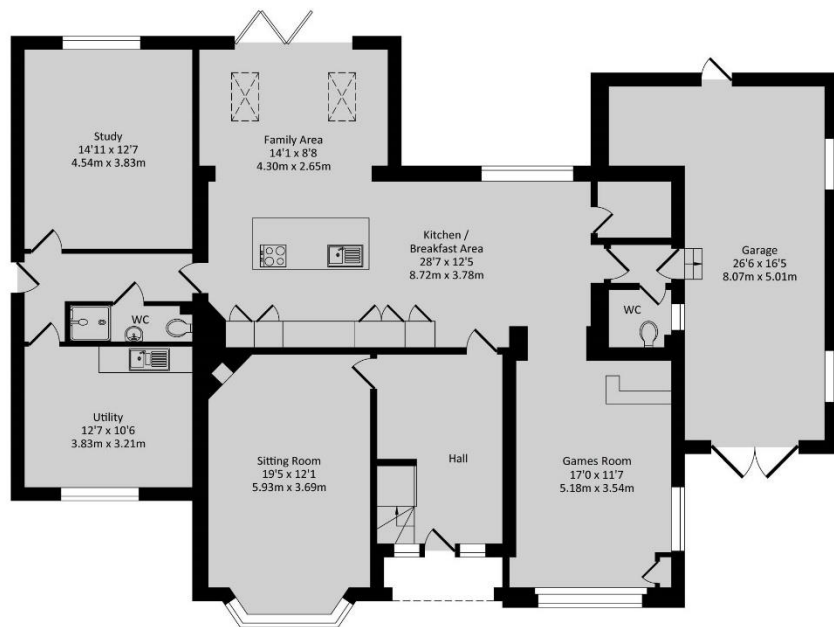
Viewing Arrangements

By prior arrangement with Round & Jackson.

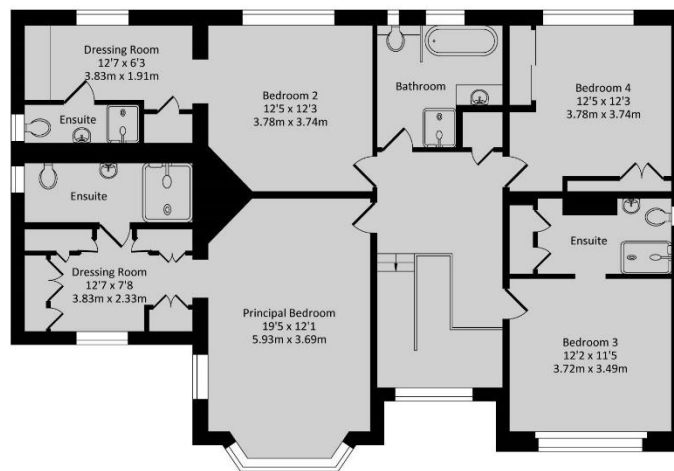
Asking Price £1,100,000



Ground Floor
Approx. Floor
Area 1863 Sq.Ft.
(173.10 Sq.M.)



First Floor
Approx. Floor
Area 1344 Sq.Ft.
(124.90 Sq.M.)



Total Approx. Floor Area 3207 Sq.Ft. (298.0 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		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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