



9 Swift Drive

Bodicote, Banbury, OX15 4GQ



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented and spacious three-bedroom end of terrace family home with a single garden located on this sought after modern development. The property is located close to local schooling and amenities and within walking distance of open countryside.

The Property

9 Swift Drive, Bodicote is a very well presented three-bedroom family home which is pleasantly located on the popular Longford Park development and is positioned overlooked a large green and play park. Constructed by Bovis Homes in 2016, the house offers spacious accommodation arranged over two floors. On the ground floor there is a large entrance hallway, cloakroom/W.C/utility room, large kitchen/diner and sitting room. On the first floor there is a central landing, family bathroom, and three bedrooms with an en-suite shower room to the master. There is a single garage located to the rear of the property with parking directly in front. Outside of the property to the rear of the property there is a pleasant South/Westerly facing garden.

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 stairs rising to the first floor, tiled flooring and doors leading into all ground floor rooms.

Cloakroom/W.C/Utility

Fitted with a W.C., wash hand basin and tiled splashbacks. There is an integrated washing machine and an airing cupboard which houses the hot water cylinder.

Sitting Room

A spacious reception room with a box bay window to the front and two windows to the side aspect.

Kitchen/Diner

A super dual aspect room which is fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over. There is space and plumbing for a dishwasher, one and a half bowl sink and draining board, integrated double oven, fridge/freezer, four ring gas hob with an extractor hood over. There is a box bay window to the front and window and double doors to the rear garden.

First Floor Landing

A central landing with a window to the front aspect and doors leading to all first floor rooms. There is a loft hatch providing access to the roof space.

Master Bedroom

A large double bedroom with a box bay window to the rear, a double built in wardrobe and door to the en-suite.

En-Suite

Fitted with a modern suite comprising a double shower, W.C., wash hand basin and a heated towel rail with attractive tiled splash backs and flooring and a window to the front aspect.

Bedroom Two

A spacious double bedroom with a box bay window to the front aspect.

Bedroom Three

A good sized single bedroom with a window to the side aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a mixer shower over, W.C., wash hand basin and a heated towel rail with tiled flooring and splash backs.

Garage

A single garage with an up and over door and parking in front for one vehicle. This is located to the rear of the property.

Outside



To the front of the property there is a small, well stocked garden area with shrubs and plants and a path leading to the front door with a play park and green area directly in front. To the rear of the property there is a pleasant, south/westerly facing garden which is predominantly laid to lawn with a patio seating area adjoining the house and a path leading to the gated access at the rear. There are established plant, shrub and hedge borders.

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, football pitches and sports pavilion and there is provision for retail units. Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed southwards via the Oxford Road and continue for just over a mile until you go under the Bodicote flyover and past the petrol station on your left. At the traffic lights turn left into the Longford Park development and continue on this road and past the primary school and bear right into Songthrush Road. On foot, take the second turning on the left and walk alongside the grassed area towards Swift Drive where 41 Songthrush Road will be found near the childrens park.

Services

All mains services connected.

Local Authority

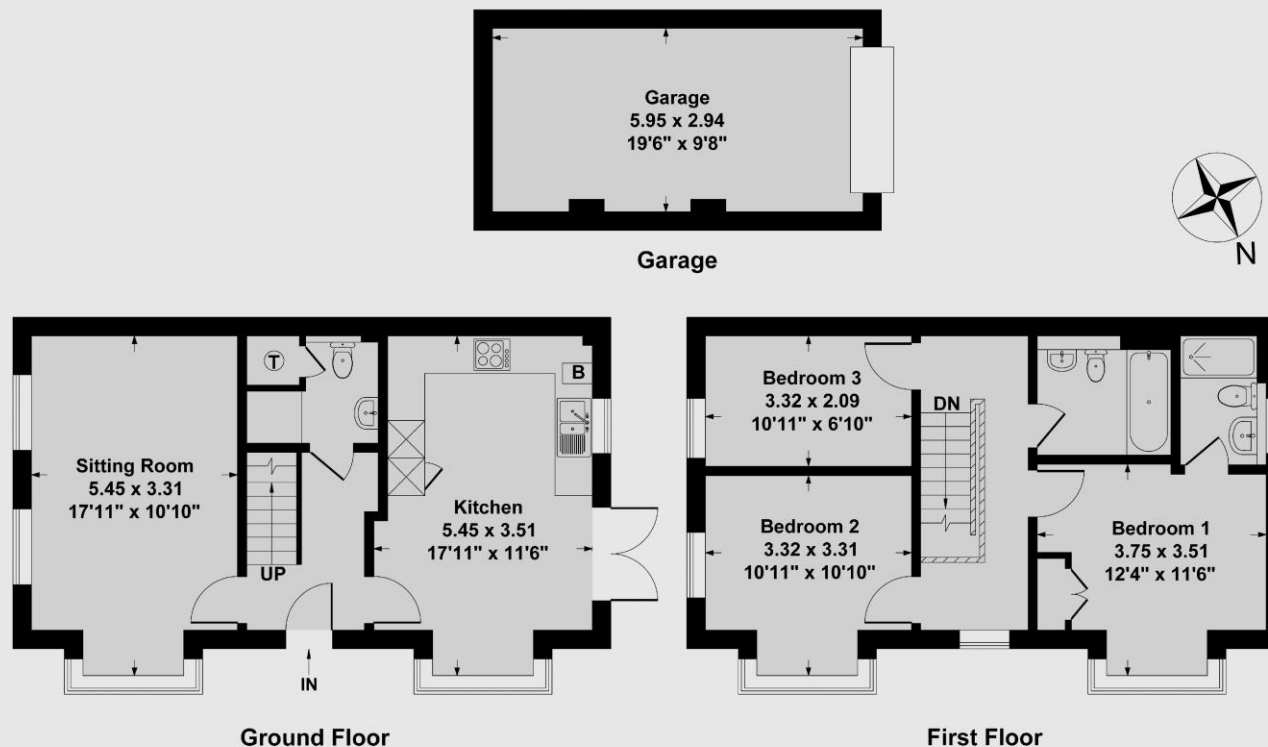
Cherwell District Council. Tax band D.

Viewing arrangements

By prior arrangement with Round & Jackson.

Asking Price £355,000





Ground Floor Approx Area = 44.88 sq m / 483 sq ft
 First Floor Approx Area = 44.88 sq m / 483 sq ft
 Garage Approx Area = 17.49 sq m / 188 sq ft
 Total Area = 107.25 sq m / 1154 sq ft

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



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