



9 Longford Park Road
Bodicote, Banbury, OX15 4FU



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented three-bedroom, mid-terraced family home with a garage and driveway parking. Located within the popular Longford Park development on the south side of town.

The property

9 Longford Park, Banbury is an immaculately presented, three-bedroom, mid-terraced family home with a private rear garden, a single garage and driveway parking. The property is located within the popular Longford Park development on the south side of town and comes to market in pristine condition throughout. The property was built in 2014 by Taylor Wimpey and has been owned by the current owners from new. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, W.C, kitchen/breakfast room and a good size sitting room. On the first floor there is a landing, three good size bedrooms, with an en-suite to the main bedroom, and there is also a family bathroom. To the rear there is a private lawned garden with gated access to a single garage which has power and lighting, and there is driveway parking and an Ohme 7kw EV charge point. To the front of the property there is an attractive plant bed with iron railings surrounding the garden. We have prepared a floorplan to show the rooms sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading into all the ground floor rooms. There is high-quality gloss tiled flooring and there is a large understairs storage cupboard.

Sitting Room

A spacious sitting room with French doors leading into the garden with glazed panels either side. There is plenty of space for furniture, and also space for a dining table and chairs if required.

Kitchen/Breakfast Room

Fitted with a range of cream colored gloss units with worktops over and attractive tiled splash backs. There is an inset one-and-a-half bowl sink with drainer and there are a range of integrated appliances including a fridge-freezer, dishwasher, washing machine and there is an electric oven, four-ring gas hob and extractor hood (the oven and dishwasher may be taken by the current owners but will be replaced on sale) There is continuation of the high-quality tiled flooring from the hallway and there is space for a small table and chairs. There is a window to the front aspect along with a cupboard housing the Ideal gas fired boiler.

W.C

A large cloakroom which is fitted with a white suite comprising of a toilet and wash basin, with attractive tiled splash backs. The quality tiled flooring from the hallway continues throughout.

First Floor Landing

There are doors leading to all first floor rooms and there is a loft hatch leading to the roof space. The loft isn't boarded.

Bedroom One

A lovely main bedroom with a window to the front aspect and a door leading into the en-suite. There is a fitted mirror-fronted wardrobe to one wall. The en-suite is fitted with a white suite comprising of a large shower cubicle, a toilet and wash-basin and there are attractive tiled splash backs, tiled flooring and there is a heated towel rail. The shower has an Aqualisa electric shower fitted, and there is a window to the front aspect.

Bedroom Two

A double bedroom with a window to the rear aspect and a fitted, mirror-fronted wardrobe.



Bedroom Three

A good size single bedroom with a window to the rear aspect, and there is plenty of space for furniture.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin. There is tiled flooring and attractive tiled splash backs, along with a heated towel rail.

Outside

To the rear of the property there is a lawned garden with a paved patio adjoining the house. There is a pathway leading to a gated access at the foot of the garden to the garage and driveway. There is an apple tree and a raised plant bed. To the front of the property there is a pretty, well stocked plant bed with iron railings and there is a paved pathway leading to a canopy porch.

Garage

A spacious single garage with an up-and-over door, power and lighting and the loft area is partially boarded. There is an Ohme 7kw charger, which will remain as part of the sale.

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, 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. Longford Park This popular new development has a wide range of amenities including the Longford Park primary school and a community hall. A community park is currently under construction which will link phase three and phase four and there is to be a shopping parade and public house included within the development.

Directions

From Banbury Cross proceed in a Southerly direction towards Oxford on the A4260. Continue for approximately 2 miles and on reaching Bodicote, turn left at the traffic lights onto Longford Park Road. Number 9 can be found on your left hand side.

Services

All mains services connected. The Ideal gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band D.

Viewings

Strictly by prior arrangement with Round & Jackson.

Agents Note

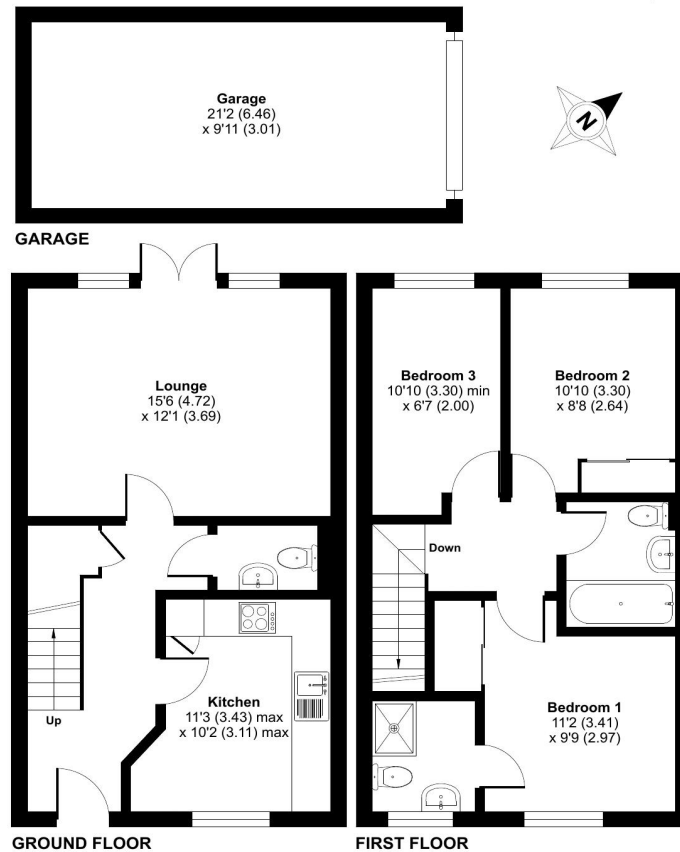
The current owners may take the dishwasher, oven and electronic door handle. These will all be replaced if this is the case.

Guide Price: £330,000



Longford Park Road, Bodicote, Banbury, OX15

Approximate Area = 862 sq ft / 80 sq m
Garage = 209 sq ft / 19.4 sq m
Total = 1071 sq ft / 99.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Round & Jackson Estate Agents. REF: 1326155



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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