



5 Cotefield Drive

Bodicote, Oxfordshire, OX15 4SW



ROUND & JACKSON
ESTATE AGENTS





A very well presented three bedroom, Cala Homes built, semi-detached, stone family home with a good size rear garden, garage and driveway parking. Located within this small select development on the edge of Bodicote, close to local schooling and amenities.

The property

5 Cotefield Drive, Bodicote is a Cala Homes built, three bedroom, semi-detached, stone house with a good size rear garden, garage and driveway parking. The property comes to market in immaculate condition throughout and is located close to local schooling and amenities. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, W.C, sitting room and kitchen/breakfast room. On the first floor there is a spacious landing, a master bedroom with an en-suite, two further bedrooms and a family bathroom. To the rear of the property there is a good size, south facing lawned garden with established trees and shrubs and a patio adjoining the house. To the front of the property there is a block paved driveway providing parking for one vehicle and a single garage with an up-and-over door to the front with power and lighting connected. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious entrance hallway with doors leading to all ground floor rooms and stairs rising to the first floor. A useful storage cupboard with a hanging rail, ideal for coats and shoes. Amtico wood effect flooring throughout.

W.C

Fitted with a white suite comprising a toilet and wash basin. There are attractive tiled splash backs, a heated towel rail and a window to the front aspect. Continuation of the Amtico flooring.

Sitting Room

A spacious sitting room with French doors leading into the garden. Ample space for living furniture, a built-in understairs cupboard which offers a large amount of storage space and a window to the rear aspect.

Kitchen/Breakfast Room

A good size kitchen/breakfast room which is fitted with a range of white gloss cabinets with worktops over and upstands. There is an inset sink with drainer and a range of integrated appliances including a washing machine, dishwasher, double oven, four-ring gas hob, extractor hood and a fridge-freezer. A window to the front aspect with fitted shutters, a cupboard housing the Ideal gas fired boiler and continuation of the Amtico flooring. Ample space for a dining room table and chairs.

First Floor Landing

A spacious landing with doors leading to all first floor accommodation. A cupboard housing the hot water storage system with shelving above and a loft hatch to the roof space.



Bedroom One

A good size double bedroom with fitted wardrobes, a window to the front aspect with fitted shutters and a door leading to the en-suite. The large en-suite is fitted with a white suite comprising a shower cubicle, wash hand basin and WC. Attractive wall tiles throughout, Amtico wood effect flooring and a heated towel rail.

Bedroom Two

A good size double bedroom with a window to the rear aspect and ample space for bedroom furniture.

Bedroom Three

A single bedroom with a window to the rear aspect and ample space for bedroom furniture.

Family Bathroom

A good size bathroom which is fitted with a white suite comprising a panelled bath with a hand-held mixer shower, a WC and wash basin. Amtico wood effect flooring, modern wall tiles and a heated towel rail.

Garage

A large single garage with an up-and-over door leading onto the driveway, a personal door to the rear and power and lighting fitted.



Outside

To the rear of the property there is a large south facing garden with a paved patio adjoining the house, a pleasant lawned area and established trees and shrubs. There are two outside power sockets, outside lighting, a fitted tap and gated side access which leads onto the driveway. To the front of the property there is a block paved driveway which provides parking for one vehicle, a lawned area with established planted borders and a central pathway leading to the canopy porch and front door.

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, 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.

Directions

From Banbury town centre proceed southwards via the Oxford Road. Continue past Sainsbury's supermarket and head out of the town and beneath the flyover bridge. Continue for approximately half a mile and through the traffic lights where the turn for Cotefield Drive will be seen on your right opposite Bannatyne's health Spa. Continue into the development and bear right where the property will 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. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

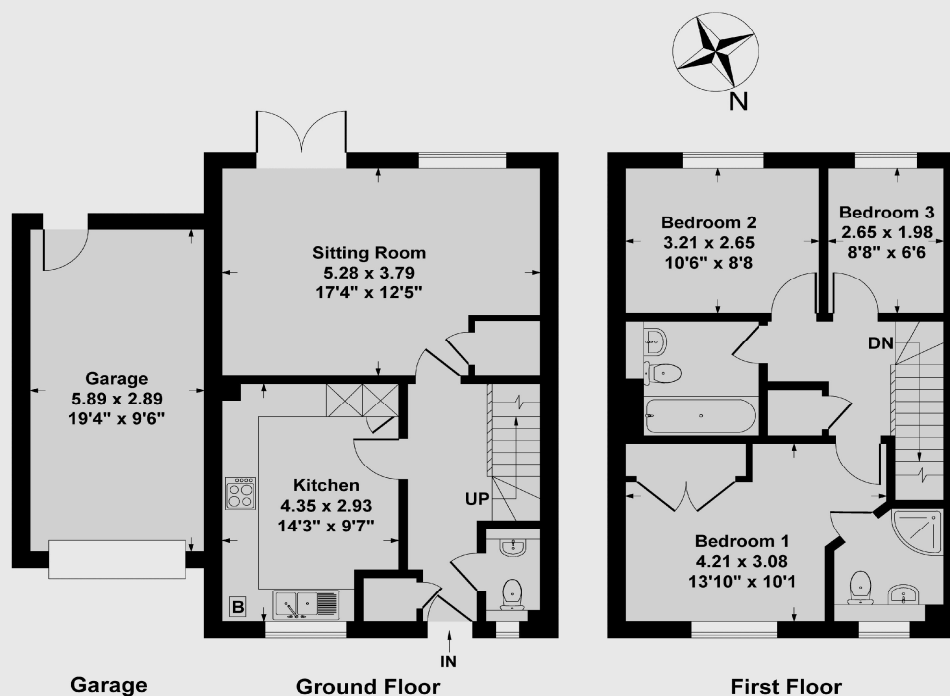
A freehold property.

Agents Note

Remus Management are the managing agent for the development and the current yearly service charge is around £125.00 per annum.

Guide Price: £387,000





Ground Floor Approx Area = 43.77 sq m / 471 sq ft
First Floor Approx Area = 43.77 sq m / 471 sq ft
Garage Approx Area = 17.02 sq m / 183 sq ft
Total Area = 104.56 sq m / 1125 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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