



22 Wayfarings

Bodicote, Banbury, Oxon, OX15 4SL



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented, three-bedroom semi-detached house which is pleasantly located within the popular Longford Park development on the south side of town close to schooling and amenities.

The Property

22 Wayfarings, Bodicote is a very well presented three bedroom semi-detached house which is located within this popular development on the south side of town and is close to a range of amenities. Constructed by Taylor Wimpey in 2019, the property has spacious accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, sitting room, cloakroom/W.C. and a modern kitchen/dining room. On the first floor there is a landing, three bedrooms with an en-suite shower room to the master bedroom and a family bathroom. Outside of the property to the side there is a car port with an up and over door to the front for privacy. To the rear of the property there is a pleasant garden which is predominantly laid to lawn with a patio seating area and gated side access to the car port.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Main door to the front, stairs rising to the first floor and door to the sitting room.

Sitting Room

A spacious reception room with a window to the front aspect.

Cloakroom/W.C.

Fitted with a wash hand basin, W.C. and tiled splash backs.

Kitchen/Dining Room

Fitted with a range of modern eye level cabinets with base units and drawers and work surfaces over. There is a one and a half bowl sink and draining board and integrated fridge/freezer, washing machine, dishwasher and a single oven with a four ring gas hob above and extractor hood over. Within the dining area there is ample space for a range of furniture and a useful understairs storage cupboard. There is a window and double doors leading to the rear garden.

First Floor Landing

Doors to first floor accommodation and latch to the loft space which is partially boarded with a loft ladder.



Bedroom One & En-Suite

A good-sized double bedroom with a window to the front aspect and door to the en-suite, which is fitted with a double shower cubicle, W.C., wash hand basin and a heated towel rail. There are modern tiled splash backs and a window to the front aspect.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A small double bedroom with a window to the rear aspect.

Family Bathroom

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

Car Port

Located to the side of the property, a car port which provides parking for two-three vehicles with an up and over door to the front.



Outside

To the front of the property there is a small garden area with established shrubs and a paved path leading to the front door. The main area of garden is located to the rear and is predominately laid to lawn with a patio seating area adjoining the house and paved stepping stones. There are pleasant flower and plant beds and a gate providing access to the car port.

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 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.

Directions

From Banbury Cross proceed in a Southerly direction on the A361 towards Bodicote. After approximately 1.5 miles turn left before the flyover where sign posted for Bodicote. At the roundabout take the second exit onto Longford Park Road and then continue along this road and take the fifth turning on the left which is Wayfarings. Follow the road where the property will be found after a short distance on your right-hand side.



Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

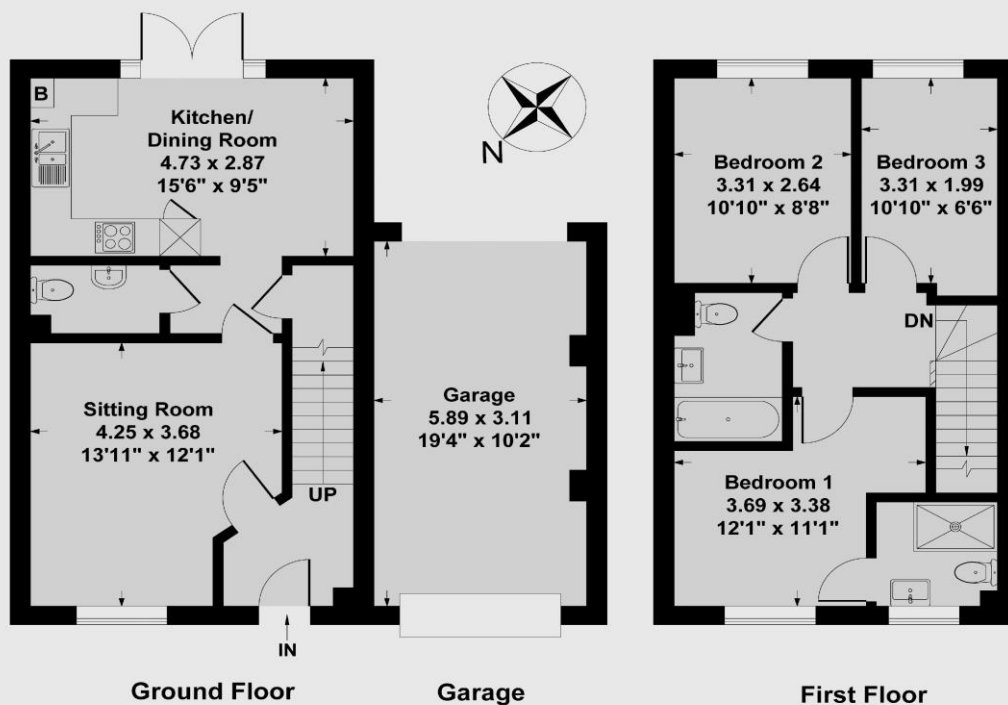
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £330,000





Ground Floor Approx Area = 40.30 sq m / 434 sq ft

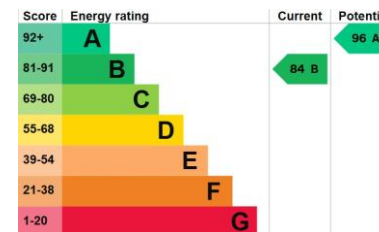
First Floor Approx Area = 40.30 sq m / 434 sq ft

Garage Approx Area = 18.31 sq m / 197 sq ft

Total Area = 98.91 sq m / 1065 sq ft

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

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