



6 Pippin Close, Bodicote
Banbury, Oxfordshire, OX15 4UD



ROUND & JACKSON
ESTATE AGENTS





A modern and beautifully presented two bedroom semi detached house with a large garden, located within this sought after development on the edge of Bodicote.

The property

6 Pippin Close, Bodicote is a superb modern home which is located in a delightful position within this highly regarded development and close to amenities. The property is presented in superb condition throughout and offers light, free-flowing living space. The entrance hall leads into the open-plan kitchen, sitting and dining room, which has double doors opening onto the garden. The kitchen is fitted with a range of units and includes a 4-ring hob, oven with hood above, and other integral appliances. There is also a cloakroom on the ground floor. To the first floor, there are two well-proportioned bedrooms and a bathroom. Outside, the property benefits from a large lawned rear garden and a driveway to the side.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Main entrance door to the front, wood effect flooring, stairs to the first floor.

Kitchen

Beautifully fitted with modern slab fronted eye level cabinets and base units and drawers with work surfaces over. There is an inset one and a half bowl sink and drainer and a four-ring gas hob with extractor over and a single oven beneath. Wood effect flooring, integrated appliances and a large breakfast bar open through to the sitting room.

Cloakroom

Wash hand basin and low-level WC.

Sitting Room

A generous reception room flowing through to the kitchen, offering ample space for both lounge and dining furniture. It also features a useful storage cupboard and double doors opening onto the garden.

First Floor Landing

Hatch to loft space and doors to all first-floor accommodation.

Bedroom One

A double room with a window to the rear.

Bedroom Two

A double room with a storage cupboard and a window to the front.

Bathroom

Beautifully fitted with a modern suite comprising a panelled bath, a wash hand basin and a low-level WC. Attractive tiling to walls and floor.

Outside

To the front and side of the property, there is a large driveway providing parking for several vehicles. A particular feature is the generous rear garden, laid to lawn with a paved patio adjoining the house—perfect for outdoor dining and entertaining.



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, 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. Turn left into Seedling Road and then right into Pippin Close where the property will be found on your right.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Agents Note:

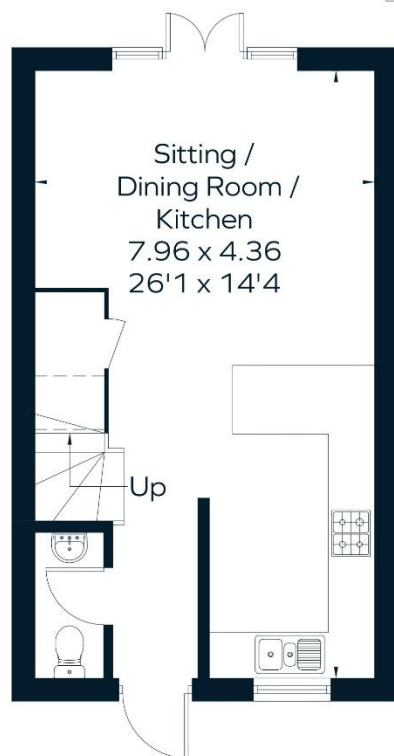
The photographs were taken in 2022. The décor and layout remain the same, though the current furnishings differ.

Asking Price: £325,000



Approximate Area = 71 sq m / 764 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)

 = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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