



1 Stonechat Road, Bodicote  
Banbury, Oxfordshire, OX15 4GE



ROUND & JACKSON  
ESTATE AGENTS









A modern two bedroom end of terrace house with two parking spaces and a large south facing rear garden, located within this highly regarded development and close to amenities.

### The property

1 Stonechat Road, Bodicote occupies an end of terrace position with a large south facing rear garden on this smart road within the popular Longford Park development. The property is very well presented and features high quality fixtures and fittings. The ground floor accommodation offers a separate entrance hall and downstairs cloakroom along with a spacious open plan kitchen/sitting room. The first floor has two well laid out double bedrooms and smart and modern bathroom. There are two parking spaces to the front of the house making this an ideal property for investors, sharers and young families.

The accommodation briefly comprises:

### Hallway

Entrance door to the front and doors to the kitchen/sitting room and the cloakroom.

### Cloakroom

Wash hand basin and low level WC.

### Sitting Room / Kitchen

An open plan room with a modern fitted kitchen to the front and a sitting room at the rear with space for lounge and dining furniture, wood effect flooring, a useful store cupboard and double doors to the rear garden.

### First Floor Landing

Doors to all first floor accommodation.

### Bedroom One

A double room with a window to the rear.

### Bedroom Two

A double room with two windows to the front, a fitted wardrobe and a store cupboard. Hatch to loft space.

### Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, a low level WC and a wash hand basin. Tiling to wall and floor, window to the side.

### Outside

To the front of the property there is a driveway which provides parking for two vehicles. The rear garden is larger than average for a modern two bedroom home, is pleasantly landscaped and ideal for outdoor dining and entertaining. There are two paved seating areas and a lawned area with well stocked flower and plant borders. Gated access to the side.



### 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 Cross proceed southwards via the Oxford Road and continue towards Adderbury passing the petrol station on your left. At the traffic lights turn left into the Longford Park development and take the first turn on your left into Linnet Road. Stonechat Road but will be found as the third turn on your left. Number 1 will be found after a short distance on the left where a for sale board has been erected for ease of identification.

### Services

All mains' services connected.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

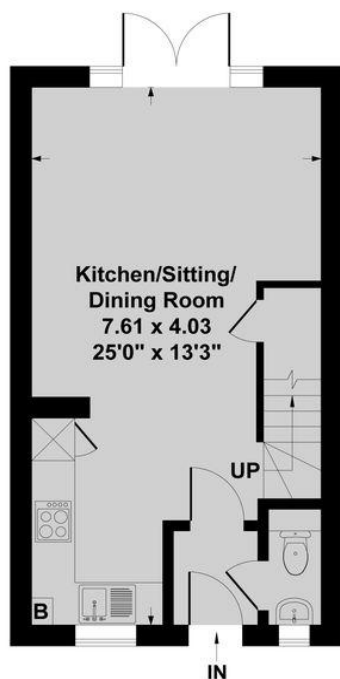
A freehold property.

**Asking Price: £289,950**

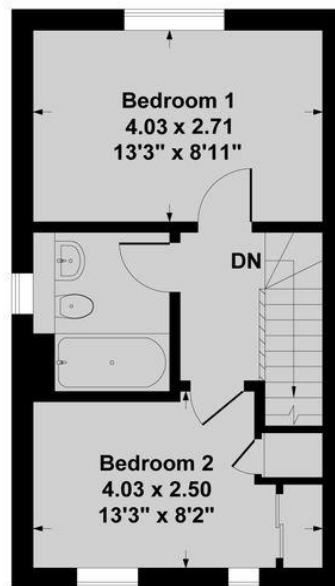








Ground Floor



First Floor



Ground Floor Approx Area = 30.66 sq m / 330 sq ft

First Floor Approx Area = 30.66 sq m / 330 sq ft

Total Area = 61.32 sq m / 660 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		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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