



5 Molyneux Drive
Bodicote, OX15 4AJ



ROUND & JACKSON
ESTATE AGENTS





A large and very well presented four-bedroom detached family home with a double garage, large driveway and a beautiful rear garden. Located in the popular village of Bodicote.

The property

5 Molyneux Drive, Bodicote is a large, four-bedroom detached family home with a double garage, a large driveway and a beautifully maintained rear garden. The property is located within the popular village of Bodicote and Molyneux Drive is a highly regarded address within the village. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, W.C, sitting room, dining room and a well fitted kitchen with utility area. There is a double garage, currently being used as a games room and a useful side storage area. On the first floor there is a landing, a very large main bedroom with fitted wardrobes and an en-suite, two further double bedrooms, a single bedroom and there is a good quality fitted bathroom. Outside there is a beautiful lawned garden to the rear with well stocked borders and two seating areas. To the front there is a further pretty garden and driveway parking for several vehicles. The floor plan will follow shortly:

Hallway

A spacious hallway with stairs rising to the first floor and doors leading to all the ground floor rooms. There is a useful, built-in storage cupboard with a hanging rail and good quality wood effect flooring is fitted throughout.

Sitting Room

A good sized sitting room with a window and door to the rear garden and there is a central fireplace with an inset, coal effect fire fitted.

Kitchen

A spacious kitchen and utility area which is fitted with a range of good quality cabinets with worktops over and tiled splash backs. There is an integrated double electric oven, a four ring electric hob and an extractor hood. There is space for a fridge-freezer and space and plumbing for a dishwasher. There is a window and door to the front aspect and a ceramic sink with drainer. The kitchen continues through an archway where there are more cupboards, a second sink, a breakfast bar area, and there is a door into a utility area which has space and plumbing for a washing machine and tumble dryer. The Vailant gas fired boiler is located in the kitchen. The whole kitchen area has good quality wood effect flooring throughout.

Cloakroom W.C

Fitted with a white suite comprising of a toilet and wash-basin, with storage cupboards beneath, and there are tiled splash backs, a heated towel rail and wood effect flooring.

Dining Room

A spacious dining room with a window to the rear aspect and the good quality wood effect flooring continues throughout.

Garage

A double garage which is currently being used as a games room. There is power and lighting and a useful workshop area with a door leading into the rear garden and there are two up-and-over doors leading onto the driveway. One of these has been covered over and could easily be opened up again. The far garage also has an inspection pit in place for those who enjoy tinkering with vehicles.

First Floor Landing

Doors to all the first floor rooms and a large window to the rear aspect. There is a useful built-in cupboard which houses the hot water tank, with shelving.



Bedroom One

A large main bedroom with a window to the front aspect and a further window to the rear. There are a large range of fitted wardrobes and drawers and there is a door into the en-suite. The en-suite is fitted with a white suite comprising of a large shower cubicle, a toilet and a washbasin, with vanity storage beneath. There are tiled splash backs, a heated towel rail and there is a window to the rear aspect. The shower has a Triton electric power shower fitted.

Bedroom Two

A large double bedroom with dual aspect windows to the side and rear aspects. There are a range of good quality fitted wardrobes.

Bedroom Three

A double bedroom with a window to the front aspect.

Bedroom Four

A single bedroom with a window to the side aspect. Loft hatch to the roof space.

Family Bathroom

Fitted with a modern white suite comprising of a panelled bath, toilet and washbasin with vanity storage cabinets beneath. There is attractive, grey coloured tiling, a heated towel rail, Mira electric shower and there is a window to the front aspect.

Outside

To the rear of the property there is a beautiful, westerly facing lawned garden with established, well-kept plant beds. There are many shrubs and bushes and there are two decked seating areas, one beneath a pergola and there are also outside power sockets. There is access into a side storage shed which then leads to the front of the property. To the front there is a well stocked plant bed and a large, paved driveway which provides parking for several vehicles. There is a pathway to the side where there is a hidden wheelie bin storage area and a door leading into the kitchen. Outside tap fitted here.

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.

Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Follow the Oxford Road into Bodicote and at the traffic lights turn right just before Bannatyne's Health Club into Weeping Cross. Take the second turning on the left into Molyneux Drive and the property will be found after a short distance on the right-hand side.

Services

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

Local Authority

Cherwell District Council. Council tax band E.

Viewings

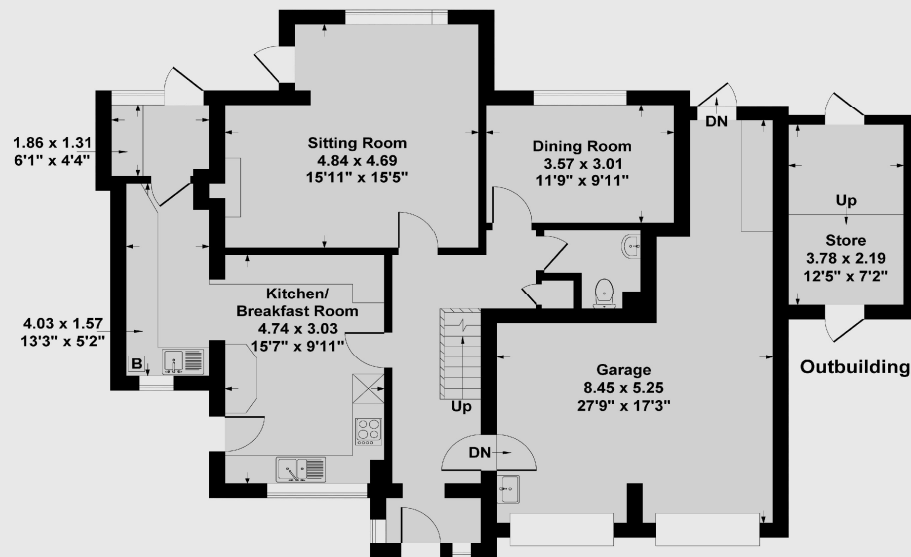
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

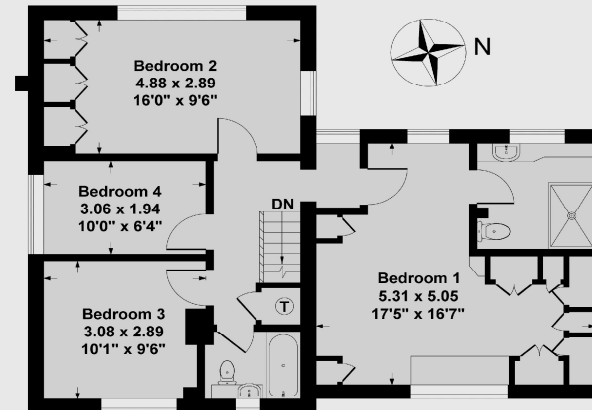
Asking Price: £529,000





Ground Floor

Garage



First Floor

Ground Floor Approx Area = 72.54 sq m / 781 sq ft
 First Floor Approx Area = 67.12 sq m / 723 sq ft
 Outbuilding Approx Area = 8.27 sq m / 89 sq ft
 Garage Approx Area = 29.86 sq m / 321 sq ft
 Total Area = 177.79 sq m / 1914 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		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		

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