



The Oaks, 12 Wise Close  
Bodicote



ROUND & JACKSON  
ESTATE AGENTS



# The Oaks, 12 Wise Close

Bodicote, Banbury, Oxon, OX15 4BG

£675,000

A superb five bedroom detached family home with spacious and versatile accommodation, a double garage and excellent outside space located in a tucked away position within this highly regarded and well served village.

## The Property

The Oaks, 12 Wise Close, Bodicote is an exceptional detached family house which has spacious and well thought out accommodation arranged over two floors. On the ground floor there is a large central hallway, a cloakroom, a dining room and study, a spacious sitting room and an open plan kitchen/dining Room with an adjoining snug and separate utility room. On the first floor, the large landing leads onto the master bedroom with en-suite, a guest room also with an en-suite, three further good sized bedrooms and the family bathroom. The property is set back from the road and has a large frontage and a double garage. At the rear there is a large garden which is laid to lawn with a patio adjoining the house. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

A very spacious and welcoming hallway with stairs to the first floor and doors to all ground floor accommodation.

## Cloakroom/W.C.

Recently re-fitted with a modern wash hand basin and W.C.

## Study

A useful and good sized room with a window to the side.

## Dining Room

A good sized room which could be used as a separate games room or family room.

## Sitting Room

A spacious and beautifully presented room with a central fireplace and double doors opening onto the rear garden.

## Kitchen/Dining/Snug

A superb open plan room with a door and windows to the rear garden. The kitchen is fitted with modern eye level cabinets and base units and drawers with work surfaces over with an inset sink and draining board and a four ring gas hob with an extractor over. Integrated appliances include a larder fridge, an oven, a warming drawer and dishwasher. There is ample space for a table and chairs and space for lounge furniture within a separate snug area which offers a further reception space with a door and window to the garden.

## Utility Room

Fitted worktops and cabinets, space for a washing machine and tumble dryer. Wall mounted boiler and door to the side.

## First Floor Landing

A large and light landing with an airing cupboard, a hatch and ladder loft space and doors to all first floor accommodation. The loft is very large, is fully boarded and has light connected.

## Master Bedroom

A large double bedroom with a range of high quality built in modern wardrobes and a re-fitted modern en-suite shower room.

## Guest Bedroom

A large double bedroom with a range of built in modern wardrobes and a re-fitted en-suite shower room.

### Bedroom Three

An incredibly large double room with a window to the side. It may be possible to create an en-suite bathroom within this room as the cloakroom is directly beneath.

### Bedroom Four

A double room with a window to the rear.

### Bedroom Five

A good sized room with a window to the rear.

### Family Bathroom

Recently re-fitted with a modern white suite comprising a panelled bath, a shower cubicle, a wash hand basin and W.C. Modern tiling, heated towel rail.

### 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 then turn left again into Wise Close where the property will be found on your left.

### 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, two farm shops, two public houses, an Indian restaurant, 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.

### Outside

The property is set back from the road and has a deep frontage which is pleasantly enclosed with iron railings and planted borders. There is a large block paved driveway which provides ample parking for several vehicles and there is a large lawned garden with well stocked flower and plant borders. There is also a detached double garage with power and light connected and attic storage. The rear garden is beautifully landscaped and is very private. There is a paved patio adjoining the house and a shaped lawn with well stocked flower and plant borders and a further paved seating area which could be used to house a summer house or garden room.

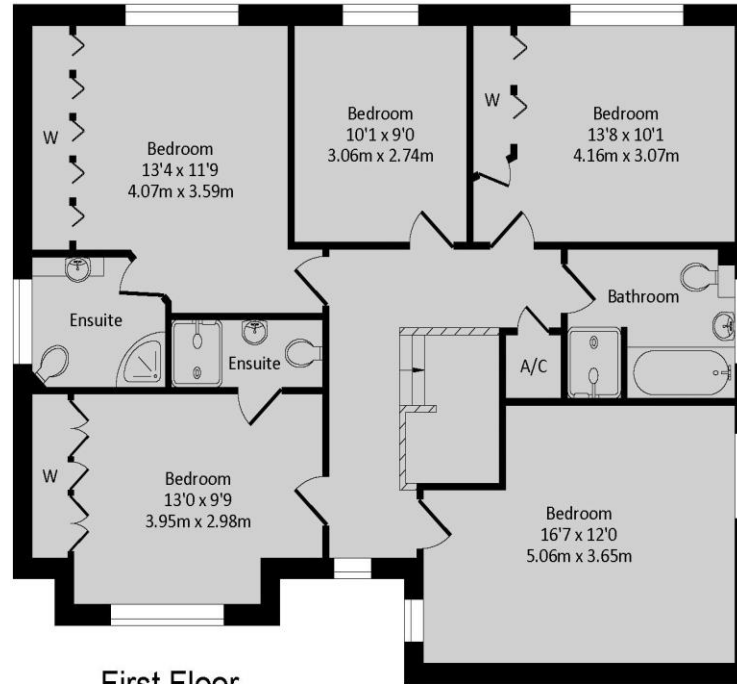
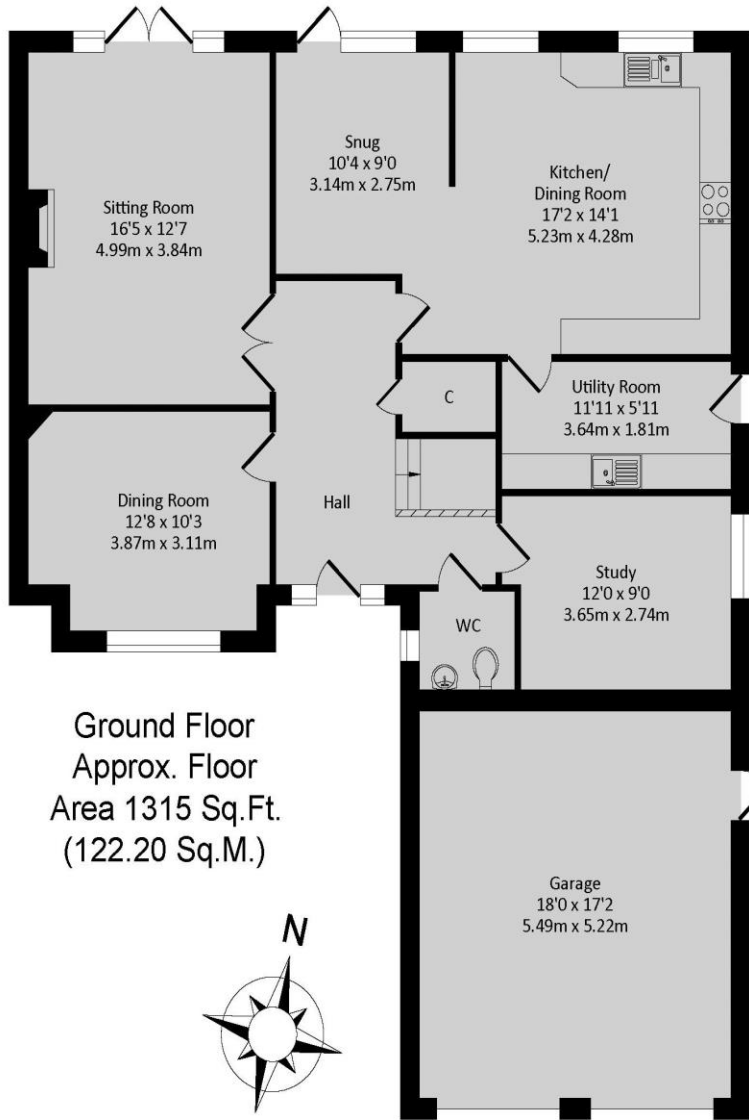
### Services

All mains services connected.

### Local Authority

Cherwell District Council. Council tax band F.





**Total Approx. Floor Area 2323 Sq.Ft. (215.80 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Devices Systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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