



Oak View, Weeping Cross
Bodicote, Oxfordshire, OX15 4EE



ROUND & JACKSON
ESTATE AGENTS





A well presented three-bedroom detached house, ideally situated in the sought-after village of Bodicote, conveniently located within easy reach of a wide range of local amenities and benefits from off-street parking.

The property

Oak View, Weeping Cross is a well presented three bedroom detached family home, pleasantly situated within this well served village. The property has been extended and improved by the current owners in recent years, providing well proportioned and versatile accommodation throughout. The ground floor comprises an entrance hall, kitchen, sitting/dining room, utility room, downstairs WC and an office/snug. To the first floor, a central landing leads to the principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Externally, the property benefits from driveway parking to the front for two vehicles, whilst to the rear there is a large, private garden. We have prepared a floorplan 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 doors to the kitchen and office/snug.

Kitchen

A good sized kitchen fitted with a range of modern eye-level cabinets, base units and drawers with work surfaces over, together with a one and a half-bowl sink and drainer and tiled splashbacks. Integrated appliances include a five ring gas hob with extractor over, electric oven, fridge freezer and dishwasher. The kitchen also benefits from a decorative, characterful fireplace, two windows to the front aspect and double doors leading into the sitting/dining room.

Sitting Room/Diner

A generous sized reception room which has been extended by the current owners in recent years, providing ample space for a range of living and dining furniture. The room benefits from two sets of French doors leading out to the rear garden, together with three Velux windows providing an abundance of natural light.

Inner Hallway

Doors to the sitting room, cloakroom, office/snug and utility room.

Cloakroom

Fitted with a white suite comprising a wash hand basin and WC.

Utility Room

Fitted with a range of low-level cabinets with work surfaces over, providing space and plumbing for a washing machine. A half glazed door provides access to the rear garden and two windows overlook the side aspect.



Office/Snug

A good sized reception room offering excellent versatility and lending itself well to use as either an office or snug, with a window overlooking the front aspect and two windows to the side aspect.

First Floor Landing

A central landing with doors to all first floor accommodation and a window to the side aspect.

Master Bedroom

A generous double bedroom providing ample space for a range of bedroom furniture, with a window overlooking the front aspect. A door leads through to the en-suite, which comprises a shower cubicle, wash hand basin, WC and heated towel rail, complemented by tiled splashbacks and a window to the front aspect.

Bedroom Two

A double bedroom with windows to the front and rear aspect.

Bedroom Three

A double bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a modern white suite comprising a modern roll top bath, wash hand basin with storage beneath, WC and heated towel rail, complemented by attractive tiled splashbacks and flooring. A window to the side aspect and a loft hatch provides access to the roof space, which is partially boarded.



Outside

One of the property's most attractive features is the large rear garden, which is predominantly laid to lawn with a patio area adjoining the house. Surrounded by mature trees, established planting and shrub borders, the garden enjoys a high degree of privacy and provides a wonderful space for families, outdoor entertaining or simply relaxing. To the front of the property there is driveway parking for two vehicles.

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 vicinity of the village amenities include a Post Office/shop, a farm shop with a bistro, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, Longford Park Primary School (rated excellent), village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, a garden centre with a coffee shop and a bus service to and from the town centre.

Directions

From Banbury town centre proceed southwards via the Oxford Road and continue past Sainsbury's supermarket. Head out of town under the flyover bridge and past the petrol station then take the second right hand turn, at the traffic lights, into Weeping Cross. Continue along this road where the property will be found on your left 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.

Viewing

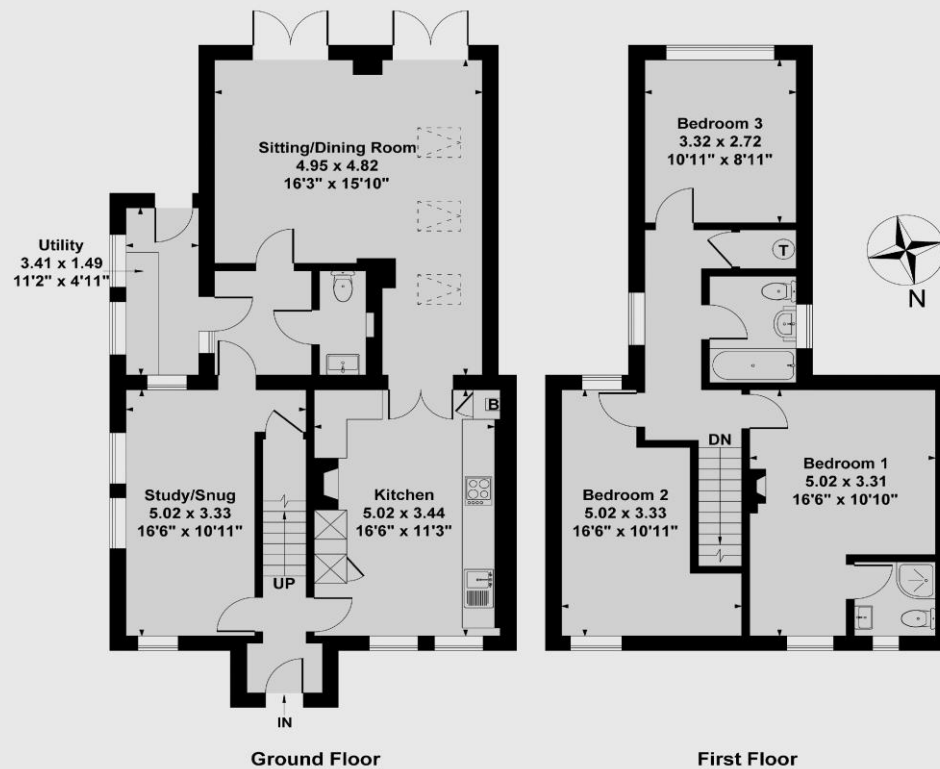
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £535,000





Ground Floor Approx Area = 75.76 sq m / 815 sq ft
First Floor Approx Area = 53.58 sq m / 577 sq ft
Total Area = 129.34 sq m / 1392 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		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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