



4 Cherwell Gate

Bodicote | Oxfordshire | OX15 4UP



ROUND & JACKSON
ESTATE AGENTS





An exceptional four bedroom detached family home, ideally situated in the village of Bodicote within the highly desirable Arbor Park development.

The Property

4 Cherwell Gate is a beautifully presented, four-bedroom detached stone-built family home, situated on the highly regarded Arbor Park development. The property offers well-appointed accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, sitting room, dining room, kitchen, utility room, and a cloakroom. To the first floor, there is a master bedroom with an en suite, two further double bedrooms, a single bedroom, and a spacious family bathroom. Externally, the property benefits from a private south-west facing rear garden. To the front, there are established shrub and planted borders with a pathway leading to the entrance, along with a driveway, carport, and single garage providing off-road parking. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hall

Main door to the front, doors to all ground floor accommodation and stairs rising to the first floor.



Sitting Room

A beautifully presented and inviting sitting room, filled with plenty of natural light. The room features bespoke fitted cabinetry with integrated shelving and storage alongside a wall-mounted media area. There is ample space for comfortable seating, making this an ideal room for both relaxing and entertaining. French doors leading to the rear garden and a window to the front aspect.

Kitchen

A modern and well-appointed kitchen/dining room, offering a bright and sociable space ideal for everyday living and entertaining. The kitchen is fitted with a range of eye level cabinets, base units and drawers with work surfaces over and an inset sink. The integrated appliances include a fridge/freezer, dishwasher, electric hob, and oven. There is ample space for a dining table, while windows and French doors to the rear provide plenty of natural light and direct access to the garden, creating a seamless indoor-outdoor flow. Two windows to the rear aspect and a window to the side aspect.

Dining Room

A bright reception room offering ample space for dining furniture. Window to the front aspect.

Cloakroom

Fitted with a white suite comprising a wash hand basin, WC and a heated towel rail.

Utility Room

Fitted with a range of eye level cabinet and base units with work surfaces over and an inset sink. Space for a freestanding washing machine and tumble dryer.

First Floor Landing

A central landing with doors to all first floor accommodation, a loft hatch providing access to the roof space and a cupboard housing the hot water tank.

Master Bedroom

A very spacious master bedroom with a window to the front aspect, a door to a dressing room and a door to the en suite. The en suite is fitted with a white suite comprising a WC, a wash hand basin with vanity storage beneath and a shower cubicle. Attractive modern tiling, a window to the rear aspect and a heated towel rail.

Bedroom Two

A good sized double bedroom with windows to the rear and side aspect.





Bedroom Three

A double bedroom with a window to the front aspect.

Bedroom Four

A single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, WC, wash hand basin with vanity storage beneath and a separate shower cubicle. Attractive modern tiling and a heated towel rail.

Outside

To the rear of the property, there is a generous south-west facing private rear garden. Predominantly laid to lawn, the space is ideal for families and outdoor entertaining, with well-maintained patio areas providing perfect spots for dining. To the front of the property, there are shrub and plant borders with a paved pathway leading to the front entrance. A driveway, carport and single garage provides plenty of off road parking and an EV charger within the car port.

Single Garage

A single garage with an up and over door to the front, with light and power connected. Additional EV charger connected.



Directions

From Banbury town centre proceed in a southerly direction via the Oxford Road (A4260). Continue for approximately 1.5 miles and leave on the left hand slip road where sign posted for Bodicote. Turn right at the small roundabout, over the flyover, take the first exit at the roundabout and then the first right into Arbor Park.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (51 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

Services

All mains services connected with the exception of gas. The heating and hot water is provided via an air-source heat pump.

Local Authority

Cherwell District Council. Tax Band F.

Tenure

A freehold property

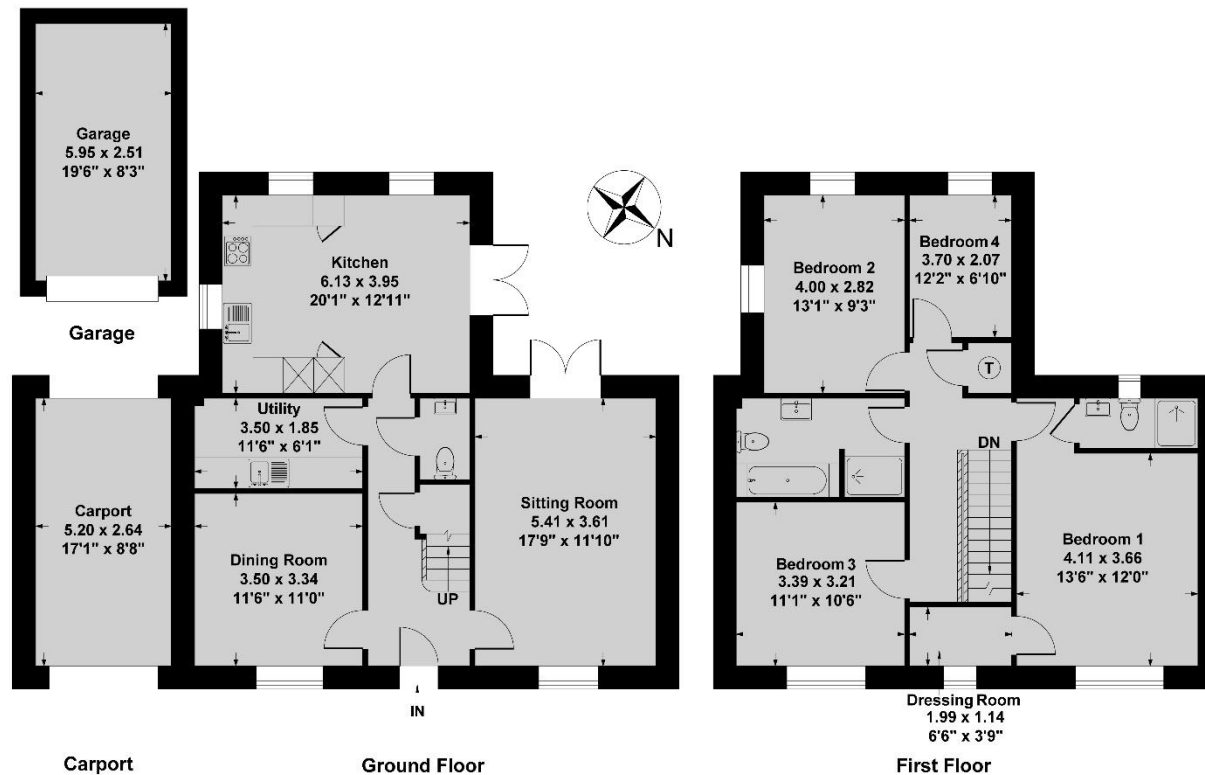
Viewings

By prior arrangement with Round & Jackson.

Guide Price: £625,000







Ground Floor Approx Area = 75.60 sq m / 814 sq ft
First Floor Approx Area = 75.60 sq m / 814 sq ft
Garage Approx Area = 14.12 sq m / 152 sq ft
Carport Approx Area = 13.73 sq m / 148 sq ft
Total Area = 179.05 sq m / 1928 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	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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