



3 Lower Close, Bodicote
Oxfordshire | OX15 4DZ



ROUND & JACKSON
ESTATE AGENTS





A versatile and beautifully presented four/five-bedroom detached house offering extensive living accommodation, perfect for modern family life. The property features a large, landscaped private rear garden, alongside the unique convenience of two driveways and a large garage and workshop within this sought after and well served village.

The Property

Situated in Bodicote, this substantial detached house offers spacious and highly adaptable accommodation, complemented by a beautifully landscaped private rear garden, two driveways and a large garage/workshop. On the ground floor there is a generous entrance hallway, two large reception rooms as well as a conservatory/family room which provide ample space for both everyday family life and entertaining. A refitted kitchen forms a welcoming centre to the home and there is a cloakroom and two further rooms offering scope for guest accommodation, working from home or families seeking bedrooms on the same level. Upstairs are three large bedrooms, a single bedroom and a bathroom which is beautifully fitted. Outside, the extensive rear garden is a particular highlight. Beautifully landscaped and enjoying a high degree of privacy, it features a large lawn with well stocked flower and plant borders and a generous patio adjoining the house. Driveways on either side of the property provide ample parking, while the large garage/workshop offers excellent space for storage and hobbies.

Hallway

A large and welcoming entrance hall providing a spacious introduction to the house and access to the principal ground-floor accommodation.

Cloakroom

Wash hand basin and low level WC.

Sitting Room

A generously proportioned reception room offering excellent space for seating and entertaining, with flexibility to arrange furniture to suit individual requirements.

Kitchen

A refitted kitchen offering practical food preparation space and a functional layout for everyday use. Fitted with modern cabinetry and work surfaces with an inset ceramic sink and drainer and space for a range cooker and American style fridge freezer, integrated dishwasher and washing machine. Large opening leading to the dining room.

Dining Room

An additional reception space with an attractive tiled floor offering flexibility as a dining room or ideal space to relax. Double doors to garden.



Family Room

A second large reception room providing valuable additional living space with double doors onto the rear garden, wood flooring and a doorway leading to the dining room and study.

Bedroom Five/Reception

Located to the front, a double room or additional reception room.

Study

An ideal study with a window to the side and a cupboard housing the boiler. Doors leading to the family room and hallway.

First Floor Landing

A large landing giving access to all first floor accommodation. All bedrooms have access to useful eaves storage.

Bedroom One

A double room with a window to the rear and an en-suite shower room.

Bedroom Two

A large double room with ample space for furniture and a window to the rear.





Bedroom Three

A double room with a Velux window to the front.

Bedroom Four

A single room with a Velux window to the front.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath, a wash hand basin and a low level WC.

Rear Garden

The extensive south west facing rear garden is beautifully landscaped and enjoys a high degree of privacy. A large lawn provides ample outdoor space with well stocked flower and plant borders and a variety of trees, while the generous patio adjoining the house is ideal for outdoor dining, entertaining and relaxing.

Garage and Driveways

Driveways are positioned on either side of the property, one leading to the large garage/workshop, which provides excellent space for storage, practical projects and hobbies. The other driveway has double wooden gates leading to a further shingle area to the rear. This does not currently have a dropped kerb.



Directions

From Banbury Cross proceed in a Southerly direction towards Oxford (A4260) for about a mile. Travel under the Bodicote flyover and turn right into Weeping Cross shortly after passing the first set of traffic lights. Continue along this road as it becomes East Street and then turn left into Lower Close where number three will be found on your right.

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, an Indian restaurant, Bishop Loveday Church of England Primary School, Longford Park Priamary School (rated excellent), 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 the town centre.

Services

All mains services connected.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

Strictly by prior arrangement with Round & Jackson.

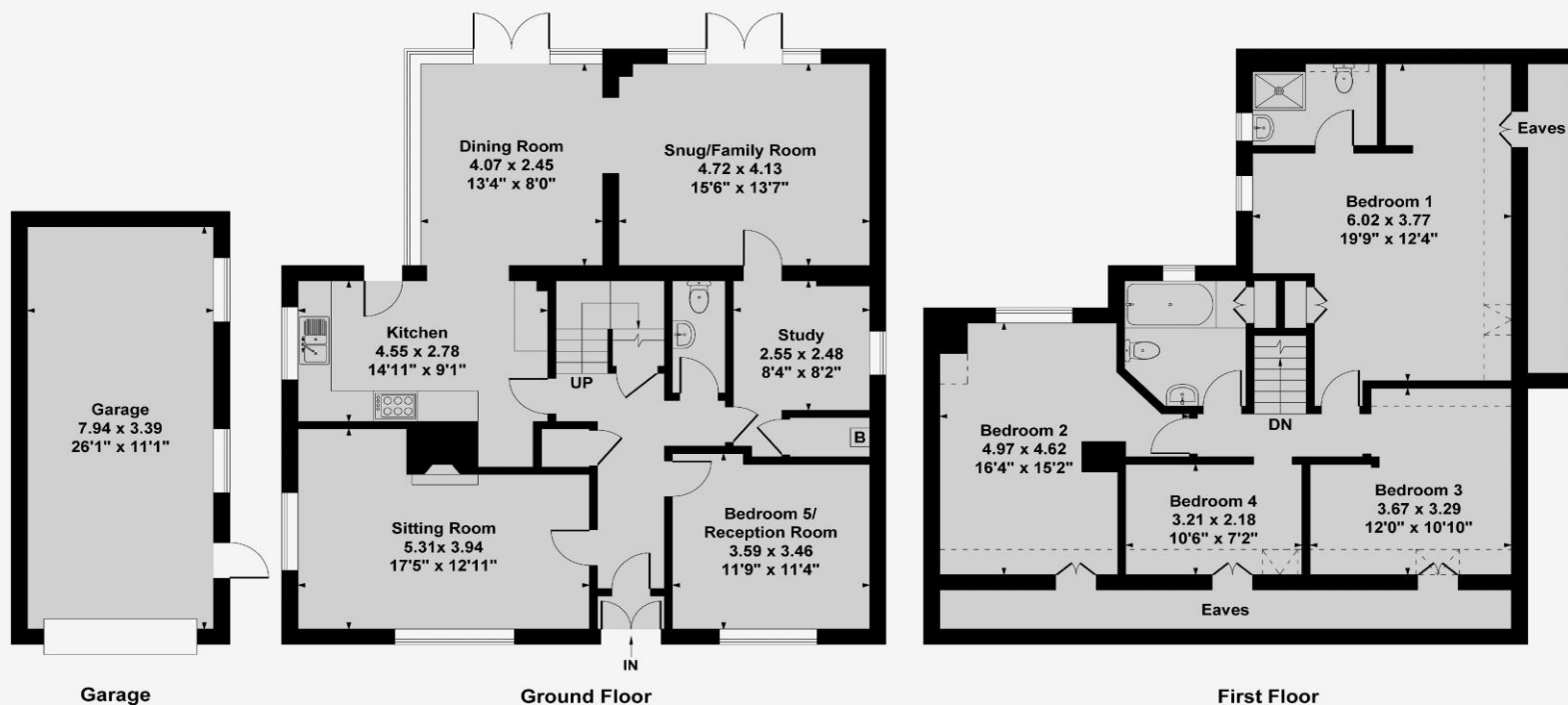
Tenure

A freehold property

Guide Price: £675,000







Ground Floor Approx Area = 106.61 sq m / 1148 sq ft
 First Floor Approx Area = 77.80 sq m / 837 sq ft
 Garage Approx Area = 26.91 sq m / 290 sq ft
 Total Area = 211.32 sq m / 2275 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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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