



31 Blackwell Drive

Bodicote, Banbury, Oxon, OX16 9PF



ROUND & JACKSON
ESTATE AGENTS





A spacious and immaculately presented three-bedroom, stone built family home with a single garage and off road parking located on this sought after development on the southern side of town.

The Property

31 Blackwell Drive, Bodicote is a superb modern family home which is pleasantly located on this sought after new development and is close to a wide range of amenities and countryside walks. The property was constructed in 2022 with upgrades including a high quality kitchen, flooring, light fitting and bathrooms. On the ground floor there is an entrance hallway, large dual aspect sitting room, cloakroom/W.C. and a large kitchen/dining room with Antico wood effect flooring throughout. On the first floor there is a landing, a large master bedroom with an en-suite shower room, two further bedrooms and a family bathroom. To the front of the property there is a small lawned garden area which is predominantly laid to lawn with established shrubs and hedges with a path leading to the front door. The main area of garden is located to the rear and is predominantly laid to lawn with a patio seating area adjoining the house and a path leading to the foot of the garden to the gated access which leads to the single garage and parking for two vehicles. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A large hallway with doors to all ground floor accommodation, stairs rising to the first floor and Antico wood effect flooring.

Sitting Room

A large and light reception room with two windows to the front aspect, French doors leading to the rear garden and a continuation of the Antico flooring.

Cloakroom/W.C.

Fitted with a wash hand basin and W.C.

Kitchen/Dining Room

A superb and modern room fitted with a range of high quality eye level cabinets with base units and drawers with work surfaces over. There is an integrated fridge/freezer, dishwasher, inset sink and draining board, single oven with a four ring gas hob above and extractor hood over. There are dual aspect windows to the front and rear and door leading to the utility room. Within the dining area there is space for both dining and sitting room furniture.

Utility Room

Fitted with a work surface with an integrated washing machine below and space for a tumble dryer. There is a useful storage cupboard and a door to the rear garden.

First Floor Landing

A bright and spacious central landing with two large storage cupboards, a window to the rear aspect and doors to all first floor accommodation.

Bedroom One

A larger than average double bedroom with two windows to the front aspect and door to the en-suite.

En-Suite

Fitted with a modern white suite comprising a double shower cubicle, wash hand basin, heated towel rail and W.C. There are high quality and attractive tiled flooring and splash backs.

Bedroom Two

A double bedroom with a built in storage cupboard and window to the front aspect.

Bedroom Three

A good-sized single bedroom with a window to the front aspect.

Family Bathroom

Fitted with a modern suite comprising a panelled bath with a mixer shower over, W.C., wash hand basin and high quality tiled splash back and flooring.



Garage

Located to the rear of the property adjacent to the garden, a single garage with an up and over door to the front. Power and light connected.

Outside

To the front of the property there is a small lawned garden area with pleasant shrubs and hedges and a small pathway leading to the front door. The main area of garden is located to the rear and is predominantly laid to lawn with a patio seating area adjoining the house with an outside tap, lighting and power. There is a path leading to the foot of the garden that leads to gated access to the parking and garage.

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, 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.

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 and straight ahead at the next roundabout into Bodicote on White Post Road. Bare to the right into Blackwell Drive and continue for a short distance where the property will be found on your left hand side just after the turn in for Cover Drive.

Services

All mains' services connected.

Local Authority.

Cherwell District Council. Council tax band C.

Viewing Arrangements.

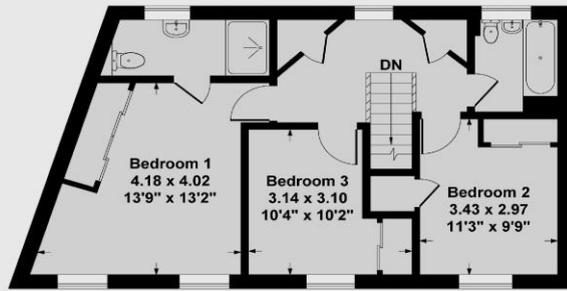
Strictly by prior arrangement with Round & Jackson.

Estate Charge

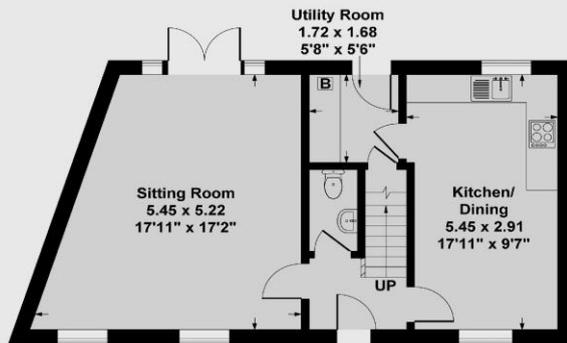
The annual estate charge £148.25.

Asking Price: £380,000

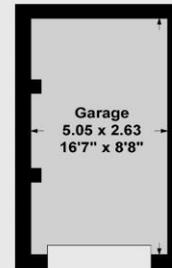




First Floor



Ground Floor

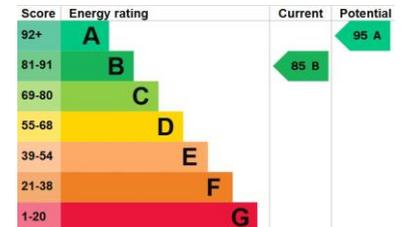


Garage

Ground Floor Approx Area = 50.60 sq m / 545 sq ft
 First Floor Approx Area = 50.60 sq m / 545 sq ft
 Garage Approx Area = 13.28 sq m / 143 sq ft
 Total Area = 63.88 sq m / 1233 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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