

28 High Street, Bodicote

Banbury, Oxfordshire, OX15 4BS

ROUND & JACKSON
ESTATE AGENTS













A beautifully presented and greatly extended, individual detached cottage with a large garage and a private garden located within the heart of this highly sought after and well served village.

The property

28 High Street, Bodicote is a superb detached cottage which is pleasantly located in the heart of this well served and sought after village. The property is beautifully presented throughout and has been greatly extended and improved within recent years. On the ground floor there is an entrance hallway, a cloakroom/WC, a large sitting room with wood burning stove, and a superb open plan kitchen/dining/family room with a vaulted ceiling and bi-folding doors to the rear garden. There is also a fitted utility room. On the first floor there is a central landing with storage cupboards, three double bedrooms and a beautifully fitted family bathroom. To the side of the property there is a gated driveway which leads to a large detached garage and there there is a beautifully landscaped private garden to the rear. 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 to the first floor, recently laid carpet and doors to all ground floor accommodation.

Sitting Room

A spacious reception room with stripped wooden flooring, ceiling beams, two windows to the front and a central fireplace with a multi fuel burning stove.

Cloakroom

Wash hand basin and W.C.

Kitchen/Dining/Family Room

A superb open plan room, expertly designed and ideal for modern living and entertaining. There is ample space for lounge and dining furniture, wooden flooring, a vaulted ceiling with Velux windows and bi-folding doors to the rear garden. The kitchen is fitted with a range of modern, shaker style base cabinets and drawers with wooden worksurfaces over and a central island unit/breakfast bar. There is an Inset one and a half bowl sink and drainer, four ring gas hob, extraction hood, single oven, dishwasher and fridge-freezer.

Utility Room

Fitted eye level cabinets and base units with wooden work surfaces. Space for a washing machine and tumble dryer, wall mounted boiler, window to the side, door to garden.

First Floor Landing

A central landing with an airing cupboard, a store cupboard and doors to all first floor accommodation.

Bedroom One

A large double room with built in wardrobes and a window to the front.

Bedroom Two

A large double room with a window to the front.

Bedroom Three

A good sized room with a window to the rear.

Family Bathroom

Beautifully fitted with panelled bath, a wash hand basin, a single shower cubicle and WC. Attractive tiling, heated towel rail.





Outside
There is a large gated driveway to the side which provides off road parking and gives access to the garage. To the rear there is a private walled garden which is pleasantly landscaped and has a decked seating area adjoining the house and a large gravelled area which extends to the side.

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, 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.

Asking Price - £525,000

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. Continue as this road becomes the High Street passing the turn for Broad Gap where the property will be seen on your left after a short distance.

Services
All mains services connected.

Local Authority
Cherwell District Council. Council tax band D.

Viewing Arrangements
Strictly by prior arrangement with Round & Jackson.

Tenure
A freehold property.









Garage
Approx. Floor
Area 330 Sq.Ft.
(30.70 Sq.M.)

Ground Floor
Approx. Floor
Area 753 Sq.Ft.
(70.0 Sq.M.)

First Floor
Approx. Floor
Area 418 Sq.Ft.
(38.80 Sq.M.)



Total Approx. Floor Area 1501 Sq.Ft. (139.50 Sq.M.)

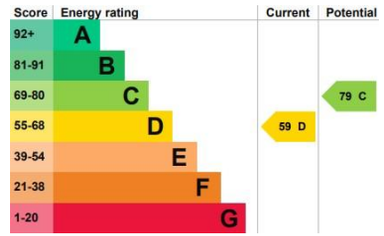
All items illustrated on this plan are included in the "Total Approx Floor Area"

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 Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.









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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU
T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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