



69 Hobby Road

Bodicote, Banbury, OX15 4GH



ROUND & JACKSON
ESTATE AGENTS





A spacious four-bedroom detached, Barratt's built family home with a private garden and single garage, ideally located within easy walking distance of local schooling.

The property

69 Hobby Road is a spacious and well-presented four-bedroom detached, Barratt's built family home, offering generous and versatile accommodation, a private rear garden, driveway parking and a single garage. The property is conveniently located for local amenities, with schooling within easy walking distance. The ground floor accommodation is arranged around a welcoming entrance hallway and includes a spacious sitting room with French doors opening onto the rear garden. A particular feature is the impressive open-plan kitchen/dining room, providing an excellent space for everyday family life and entertainment. The kitchen is fitted with contemporary white high-gloss units and a range of AEG appliances, together with a wine cooler and plenty of space for a dining table and chairs. There is also a separate utility room and ground-floor WC. On the first floor there are four well-proportioned bedrooms. The principal bedroom is a large double with fitted wardrobes and an ensuite shower room, while the second and third bedrooms are also generous doubles. Bedroom four is a good-sized single bedroom, currently arranged as a study, making it ideal for those working from home. A family bathroom completes the first-floor accommodation. Outside, the property has a good-sized and private rear garden, predominantly laid to lawn with established planted borders and a paved patio adjoining the house. Gated access leads to the driveway, which provides parking for up to two vehicles, and the single garage has power and lighting fitted.

Entrance Hallway

Entrance hallway with stairs rising to the first floor and doors leading to the ground-floor rooms. Useful built-in storage cupboard and good-quality wood-effect flooring.

Sitting Room

A spacious sitting room with two windows to the front aspect and French doors opening onto the rear garden. Plenty of space for furniture and fitted blinds.

Kitchen/Diner

An impressive and spacious open-plan kitchen/dining room, providing an excellent space for entertaining and family dining. Fitted with a range of contemporary white high-gloss cabinets with worktops over and tiled splashbacks. A range of AEG appliances includes a double oven and dishwasher, together with a wine cooler, five-ring gas hob and extractor hood. Inset one-and-a-half bowl sink and drainer and space for a freestanding fridge/freezer. Plenty of space for a table and chairs, two windows to the front aspect, window to the rear and access to the utility room.



Utility Room

Fitted with a further range of white high-gloss units with worktops over and an integrated AEG washing machine. Space for a tumble dryer, continuation of the wood-effect flooring, door to the WC and glazed door opening onto the rear garden.

W.C

Fitted with a white suite comprising a WC and wash hand basin with tiled splashbacks. Continuation of the wood-effect flooring.

First Floor Landing

Doors leading to all first-floor rooms, loft hatch providing access to the roof space and a built-in cupboard housing the hot water system.

Bedroom One

A large double bedroom with windows to the rear aspect and fitted blinds. Mirror-fronted fitted wardrobes provide useful storage and a door leads to the ensuite shower room.

En-Suite Shower Room

Fitted with a white suite comprising a good-sized shower cubicle, WC and wash hand basin. Attractive tiling, vinyl flooring and window to the rear aspect.

Bedroom Two

A particularly spacious and bright double bedroom with three windows to the front aspect and fitted blinds. The freestanding wardrobe will remain as part of the sale.



Bedroom Three

A double bedroom with two windows to the front aspect, fitted blinds and space for wardrobes.

Bedroom Four

A good-sized single bedroom, currently used as a study, with window to the rear aspect, fitted blind and fitted wardrobe.

Family Bathroom

Fitted with a white suite comprising a panelled bath, WC and wash hand basin with attractive tiled splashbacks. Window to the rear aspect.

Rear Garden

A good-sized and private rear garden, predominantly laid to lawn with established planted beds and a paved patio adjoining the house. Outside tap and gated access to the garage and driveway.

Outside

To the front there is a paved pathway leads to the front entrance with well-stocked planted beds providing an attractive approach to the property. There is driveway parking for up to two vehicles. There is a useful bin storage area to the side of the garage with gated access through to the front. A single garage with power and lighting fitted and an up-and-over door opening onto the driveway.

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, farm shop, two public houses, 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 the town centre. Longford Park is a popular and relatively new development which is located on the eastern side of the village. There are many amenities which include the beautiful country park with meandering pathways to the canal, a community hall, the Longford Park primary school, football pitches and sports pavilion and there is provision for retail units. 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 (55 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.



Directions

From Banbury Cross proceed southwards via the Oxford Road and continue for just over a mile until you go under the Bodicote flyover and past the petrol station on your left. At the traffic lights turn left into the Longford Park development and continue on this road. Turn right, after passing the community hall, into Hobby Road. Continue for a short distance where the property can be found on your left hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E.

Viewing arrangements

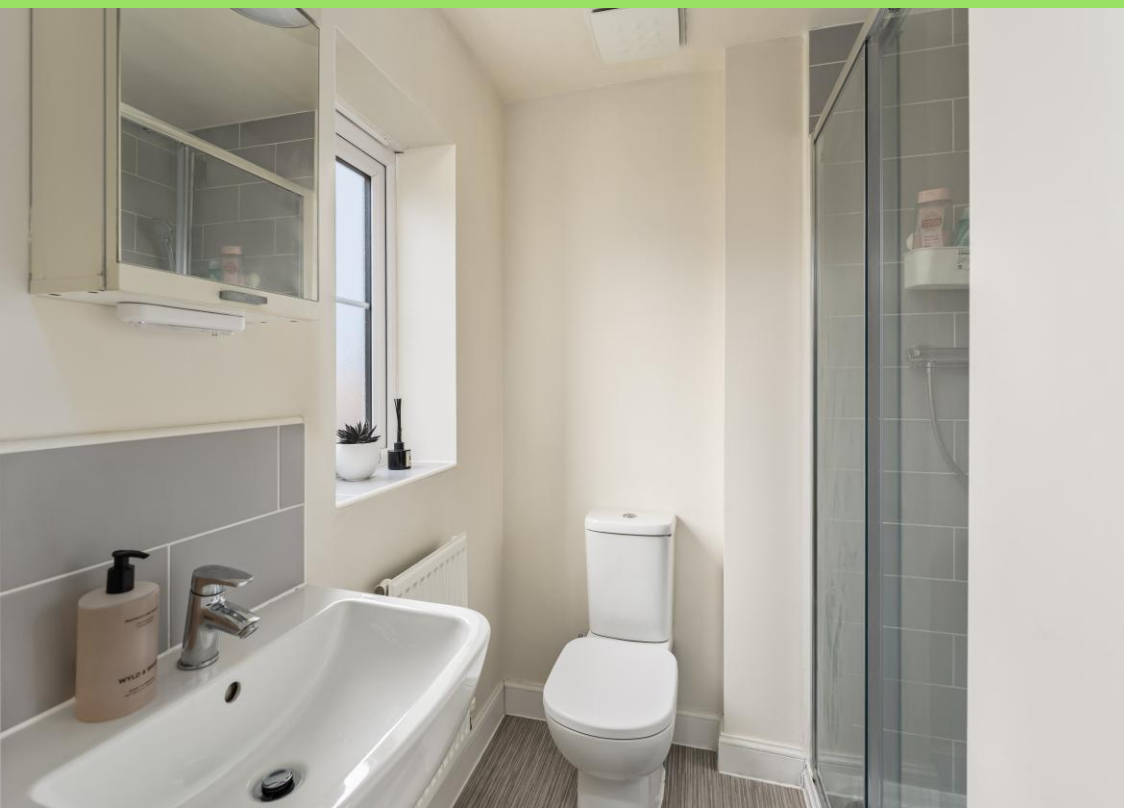
By prior arrangement with Round & Jackson.

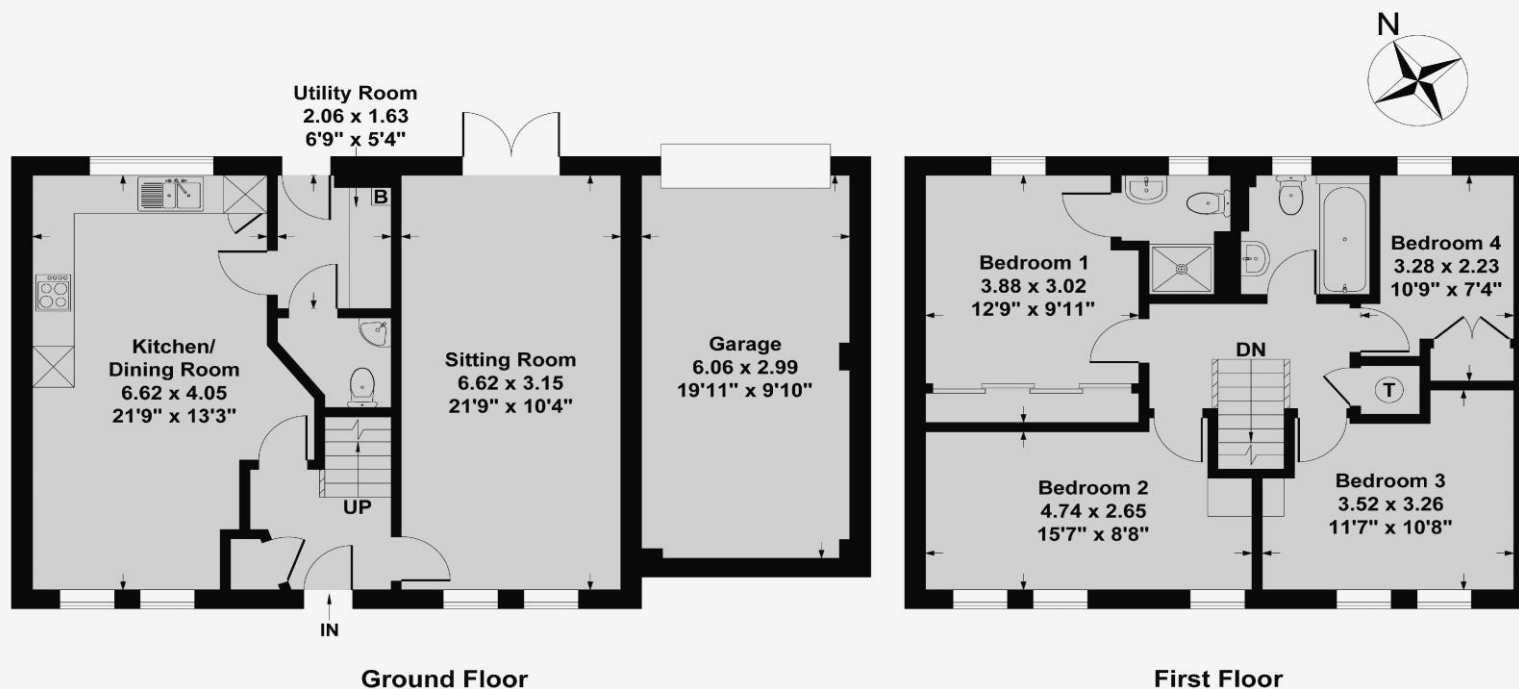
Tenure

A freehold property.

Anti Money Laundering In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

Asking Price: £440,000





Ground Floor Approx Area = 55.43 sq m / 597 sq ft
 First Floor Approx Area = 55.43 sq m / 597 sq ft
 Garage Approx Area = 18.11 sq m / 195 sq ft
 Total Area = 128.97 sq m / 1389 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		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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