



57 Songthrush Road, Bodicote, Banbury, Oxon OX15 4GL
£485,000 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





An extremely well presented detached house, enjoying larger than average plot complemented by a private rear garden.

Entrance hall | Cloakroom/Utility room | Living room | Open-plan kitchen/family/dining room | Ground floor study | Master bedroom with en-suite | Three further bedrooms | Bathroom | Gardens to front and rear | Garage (currently games room/garden room) | Off road parking for two/three vehicles

Located on the popular Longford Park development within close proximity of many amenities including a country park, a four bedroom detached house providing generous size accommodation throughout.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising to first floor. Tiled flooring. Useful understairs storage cupboard. Door to cloakroom.

Cloakroom/Utility: Pedestal handbasin and low level WC. Work surface. Integrated washing machine. Range of wall and base units. Tiled flooring.

Living room: Window to front aspect. Window to side. Double doors giving access to open-plan kitchen/family/dining room.

Kitchen/family/dining room: Bowl and a half stainless steel sink unit and drainer. Comprehensive range of contemporary wall and base units with ample work surfaces. Cupboard housing gas boiler installed in January 2025. 5 ring stainless steel gas hob with extractor over. Double oven and grill. Integrated fridge/freezer. Integrated dishwasher. Matching tiled flooring. Windows overlooking garden. Double doors giving access to garden.

From the hallway door to study.

Study: Laminate flooring. Window to to front aspect.

First Floor

Landing: Access to loft. Airing cupboard housing hot water tank and immersion heater.

Master bedroom: Generous size dual aspect double bedroom. Fitted wardrobes with sliding mirrored doors.

En-suite: Double width shower cubicle, wall hung handbasin and wall hung WC. Tiling to splashback areas. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom two: Generous size double bedroom to rear aspect overlooking garden with walk-in wardrobe.

Bedroom four: Double bedroom to rear aspect overlooking garden.

Bedroom three: Double bedroom with two windows to front aspect.

Bathroom: Contemporary white suite comprising of panel bath with thermostatic shower unit over, wall hung handbasin and wall hung WC. Tiling to splashback areas. Tiled flooring. Heated towel rail. Extractor fan.

Outside

Rear garden: Larger than average rear garden with a good degree of privacy. Low maintenance laid to artificial lawn. Feature raised timber decking area and pergola. Large patio. Areas laid to shingle. Flowers, shrubs and bushes. Useful area to side currently housing timber shed with power. Outside tap. Access front to back via wooden gate. The garden measures approximately 36 ft in length x 40 ft in width. Outside power points.

Brick built garage: Currently a garden room/games room. This room is insulated, plasterboard, decorated and has a Velux window. Light, power and heating. Door giving access to the garden.

Semi-Valuted room. This room could easily be converted back into a garage.

Front: Low maintenance, laid to slate. Wrought iron railings to boundaries. Pathway to front door.

Tarmac driveway: To the side of the property providing parking for two/three vehicles.

Services: All
Council Tax Banding: E
Authority: Cherwell District Council

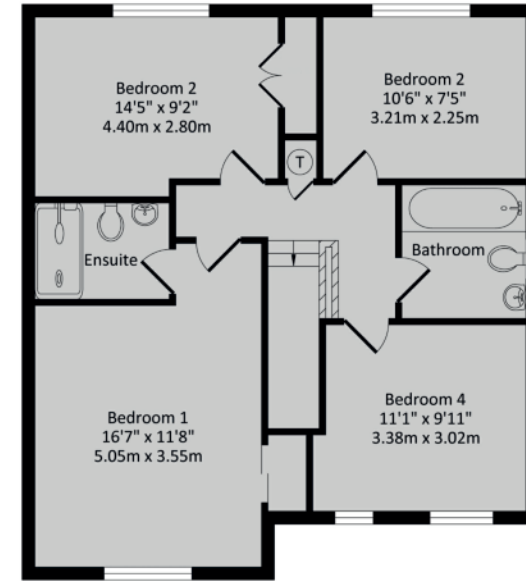
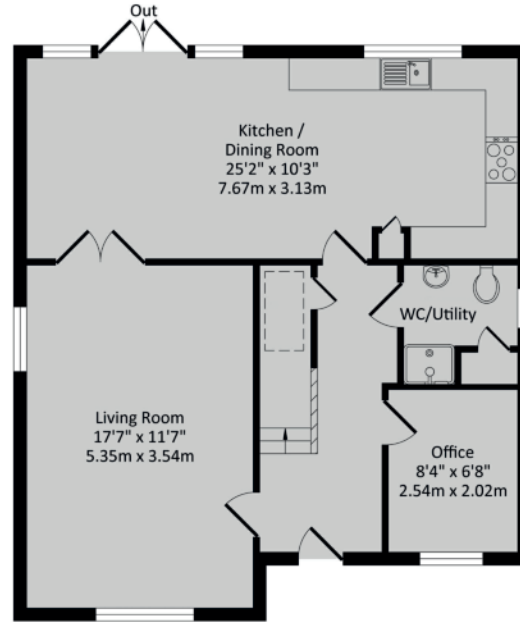
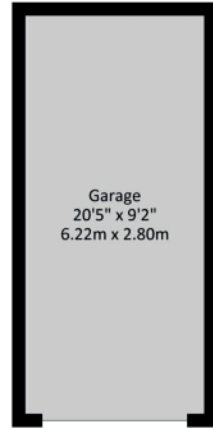




Garage
 187 sq.ft. (17.40 sq.m.) approx.

Ground Floor
 670 sq.ft. (62.20 sq.m.) approx.

First Floor
 670 sq.ft. (62.20 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 1527 sq.ft. (141.80 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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