

66 Longford Park Road

Bodicote, OX15 4FU

ROUND & JACKSON
ESTATE AGENTS













A superb, detached family house with beautifully presented, spacious accommodation, a landscaped garden and single garage. The property is located within this highly regarded new development and close to a wide range of amenities.

The Property

66 Longford Park Road, Bodicote is a superb detached family house which is pleasantly located within the sought after Longford Park development and close to open parkland. The property is beautifully presented throughout and has spacious accommodation which is arranged over two floors. On the ground floor there is a central hallway, a cloakroom/WC, a large sitting room, a separate dining room and an open plan kitchen/dining room. On the first floor there is a very large master bedroom with an en-suite, three further double bedrooms and a modern family bathroom. Externally there is a beautifully landscaped garden to the rear and there is a single garage and driveway to the side. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hallway with attractive tiled flooring, stairs to the first floor with a cupboard beneath and doors to all ground floor accommodation.

Sitting Room

A spacious and beautifully decorated dual aspect room with double doors onto the garden.

Dining Room

A good sized reception room with windows to the front and side.

Cloakroom

Fitted W.C. and wash hand basin.

Kitchen/Dining Room

A superb open plan room with double doors onto the garden and ample space for dining furniture. The kitchen is fitted with modern eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. Other features include an inset four ring hob with extraction hood, a double oven, integrated dishwasher and washing machine and space for a fridge/freezer.

First Floor Landing

A spacious landing with airing an cupboard and doors to all first floor accommodation.

Master Bedroom

A superb master bedroom with ample space for furniture and an en-suite shower room.

Bedroom Two

A large double bedroom with windows to the front and rear.

Bedroom Three

A double room with windows to the front and side and a hatch to the loft space.

Bedroom Four

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

Outside

To the front of the property there is a landscaped garden area with steps to the front door. To the rear there is a beautifully landscaped garden which is ideal for relaxing and entertaining. The garden is predominantly laid to lawn with a large patio adjoining the house with pergola and there is a further paved area to the one side and well stocked flower and plant borders. There is a gate which gives access to the driveway and garage.





Garage and Parking
At the side of the property there is a driveway and a single garage with an up and over door.

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, 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. 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 the canal, a community hall, the Longford Park primary school, football pitches and sports pavilion and there is provision for retail units.

Directions
From Banbury Cross proceed in a Southerly direction toward Oxford (A4260) and continue along the Oxford Road turning left before the flyover where signposted to Bodicote and Cherwell Heights. At the roundabout take the second turning into Longford Park Road. Follow the road for approximately 400 yards where the property where the property will be found on your left hand side.

Services
All mains' services connected.

Local Authority
Cherwell District Council. Tax band F

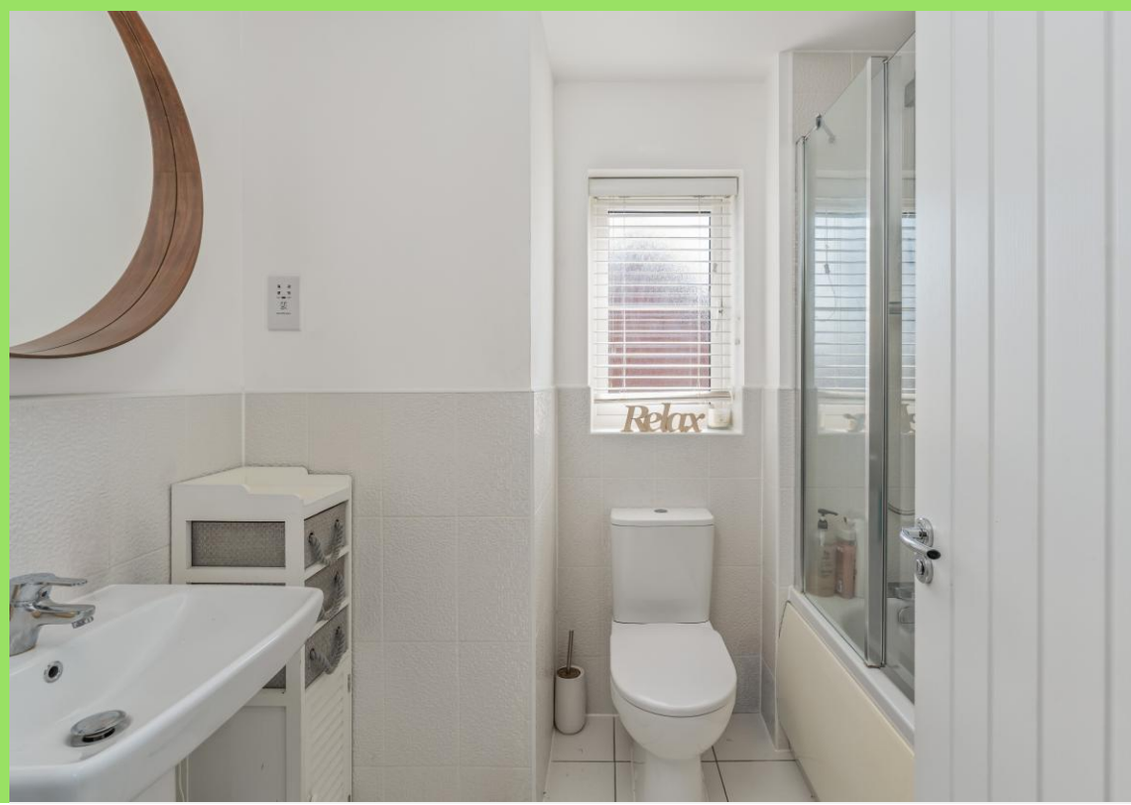
Viewing Arrangements
By prior arrangement with Round & Jackson.

Asking Price: £500,000





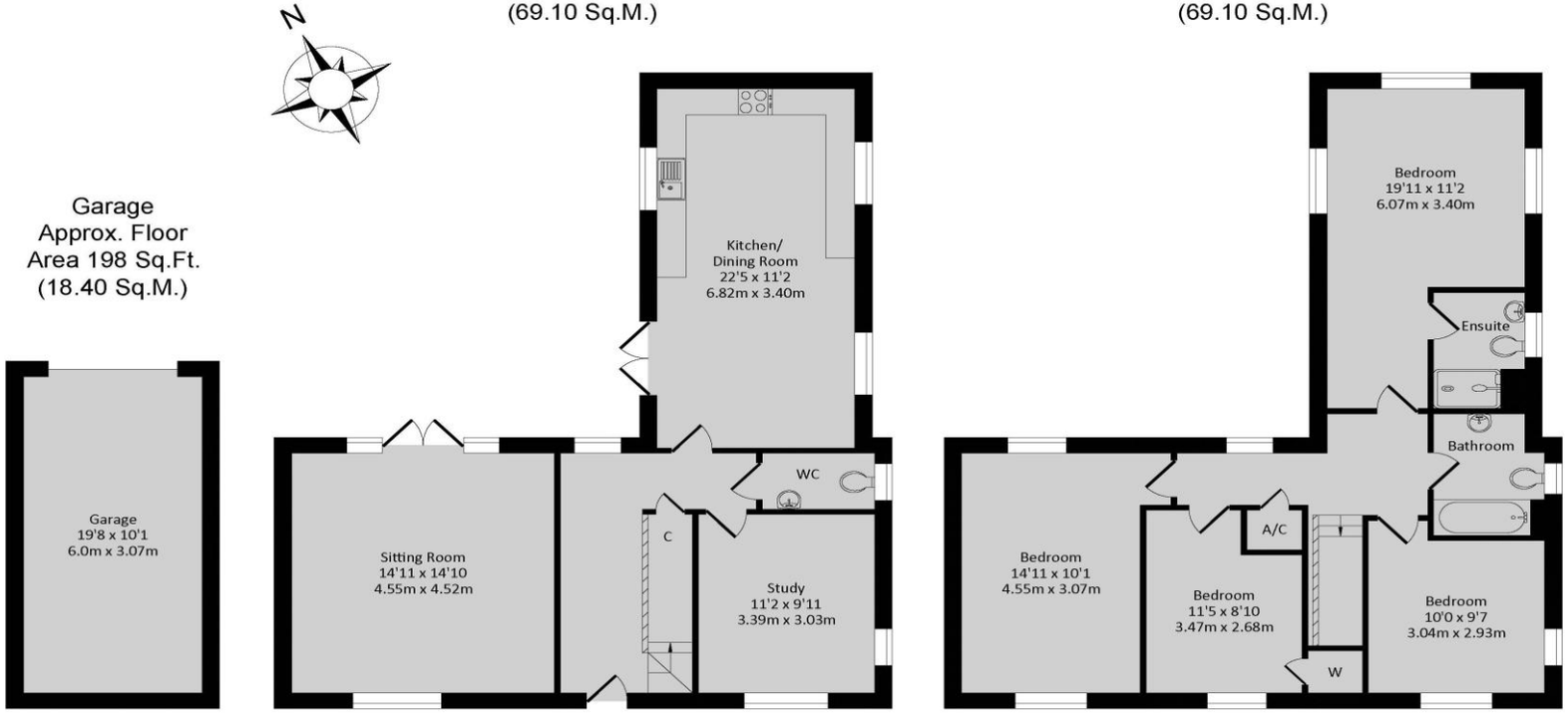



Relax

Ground Floor
Approx. Floor
Area 744 Sq.Ft.
(69.10 Sq.M.)

First Floor
Approx. Floor
Area 744 Sq.Ft.
(69.10 Sq.M.)

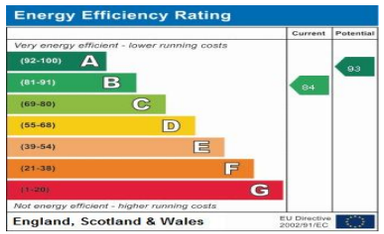
Garage
Approx. Floor
Area 198 Sq.Ft.
(18.40 Sq.M.)











Total Approx. Floor Area 1686 Sq.Ft. (156.60 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.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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