



33 Hobby Road  
Banbury, Oxon, OX15 4GH



ROUND & JACKSON  
ESTATE AGENTS





**A well-proportioned and beautifully presented modern semi-detached home, featuring a landscaped garden and garage, situated within this popular development and conveniently located close to the nature park.**

#### **The property**

33 Hobby Road is a very smart and well-presented home situated within this popular development in the highly sought-after village of Bodicote, conveniently located close to local amenities and the nature park. The accommodation is well designed and thoughtfully arranged, featuring a spacious kitchen/breakfast room across the rear of the property overlooking the garden, along with a pleasant sitting room and cloakroom accessed from the entrance hall. To the first floor there are two double bedrooms, with the principal bedroom benefiting from an ensuite shower room, a single bedroom, and a family bathroom. Outside, the property enjoys a beautifully landscaped rear garden with access to a single garage and driveway parking for two cars.

#### **Entrance Hallway**

Stairs rising to the first floor, doors leading into the sitting room and downstairs WC.

#### **Cloakroom/WC**

Fitted with a low level WC and a wash hand basin.

#### **Sitting Room**

A large reception room with dual aspect windows to the front and side of the property and ample space for a range of furniture.

#### **Kitchen/Dining Room**

A stylish and well-appointed kitchen fitted with modern slab-fronted wall and base level units complemented by oak-effect worktops and attractive grey tiled splashbacks. Integrated appliances include a fridge freezer, washing machine, slimline dishwasher and electric oven with four-ring gas hob and extractor hood above. The room provides ample space for a dining table and chairs, making it ideal for everyday family living and entertaining. Additional features include a useful understairs storage cupboard, a window overlooking the rear garden and French doors providing direct access outside.

#### **First Floor Landing**

Doors to all first floor accommodation, storage cupboard, loft hatch providing access to the loft space.

#### **Bedroom One**

A double room with window to the front aspect and door leading an en-suite shower room.

#### **Bedroom Two**

Double room with window to the rear aspect.

#### **Bedroom Three**

Single room with window to the front aspect.

#### **Family Bathroom**

Modern bathroom fitted with a white suite comprising panelled bath with a shower over, low level WC and wash basin. Attractive modern tiling and window to the rear aspect.

#### **Outside**

To the side of the property, a driveway provides off-road parking for two vehicles and leads to the garage. The rear garden is beautifully landscaped, mainly laid to lawn, with a paved patio adjoining the house and a pathway leading to a decked seating area at the rear. There are well-stocked flower and plant borders, along with a personal door providing access to the garage.

#### **Garage**

A single garage with an up and over door to the front, power and light connected and a personal door to the garden.



### Situation

Longford Park is a popular and relatively new development located on the eastern side of the village. The area offers a range of amenities including a beautiful country park with meandering pathways leading to the canal, a community hall, Longford Park Primary School, football pitches and a sports pavilion.

A retail centre is currently under construction and is expected to include a Sainsbury's Local, Domino's Pizza, a fish and chip shop, café and children's nursery, with additional businesses yet to be confirmed.

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 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. Within the coming years there will be a range of shops and a public house within the development.

### 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 and past the two turnings for Wren Crescent on your right where you will find Hobby Road as the next right turning. Shortly after entering Hobby Road you will see two minor roads on the left leading down to further housing, take the second one of these and number 33 will be found on your right.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

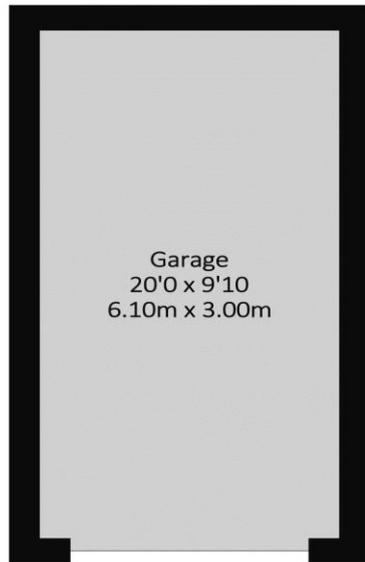
### Viewing Arrangements

By prior arrangement with Round & Jackson.

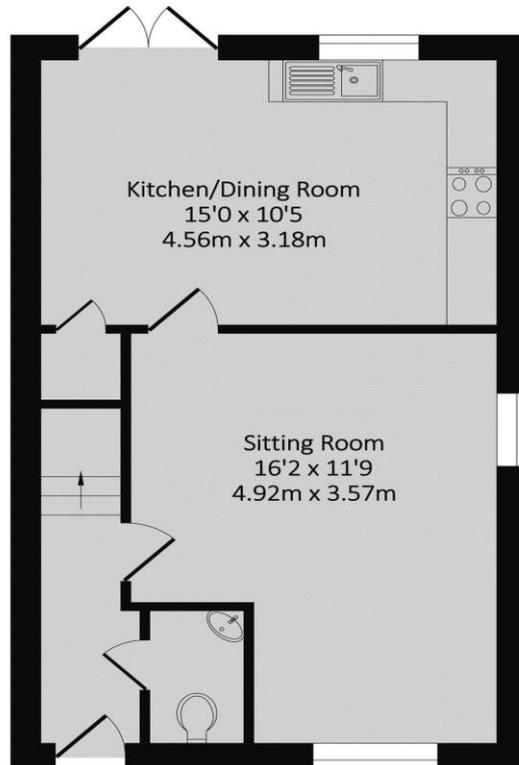
**Asking Price: £345,000**



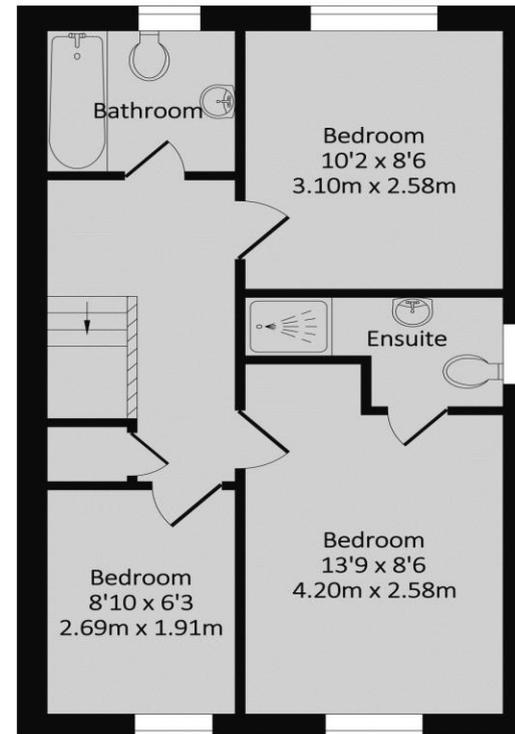
Garage  
Approx. Floor  
Area 197 Sq.Ft.  
(18.30 Sq.M.)



Ground Floor  
Approx. Floor  
Area 402 Sq.Ft.  
(37.39 Sq.M.)



First Floor  
Approx. Floor  
Area 402 Sq.Ft.  
(37.39 Sq.M.)



Total Approx. Floor Area 1002 Sq.Ft. (93.08 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



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		

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