



37 Freemans Road, Bodicote, Banbury, Oxon. OX15 4DX  
£335,000

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## An extended three bedroom family home in a popular village location.

Entrance hallway | Living room | Dining room | Kitchen/breakfast room | Integral garage | Three bedrooms | Bathroom | Pleasant garden | Garden cabin | Driveway | No onward chain

Located in the much sought after village of Bodicote within easy walking distance of many amenities, including schools and shops, is this extended three bedroom semi detached home. The property benefits from two reception rooms, as well as a kitchen/breakfast room, larger than average integral garage, pleasant rear garden, insulated timber cabin with power and light, as well as three bedrooms and a bathroom.

### Ground Floor

Entrance via double glazed door to:

**Entrance hallway:** Stairs rising to first floor, wall panelling, wall mounted radiator, under stairs storage cupboard.

**Living room:** UPVC double glazed window to the front aspect, wall mounted radiator, open fire with wooden surround.

**Dining Room:** Double doors lead into the dining room with a wall mounted radiator, UPVC double glazed doors opening up onto rear patio.

**Kitchen:** A range of base and eye level units, solid wood worktop, built in sink unit, space for slimline dishwasher and cooker with extractor hood above, tiling to splashback areas, space for fridge freezer, wall mounted Vaillant boiler (installed in 2021), space for table and chairs. UPVC double glazed doors open up onto rear patio. Integral door to garage.

### First Floor

**Landing:** UPVC double glazed window to the side aspect. Doors to all first floor accommodation, access to loft.

**Bedroom one:** Good sized double bedroom with UPVC double glazed window to the front aspect, wall mounted radiator,

**Bedroom two:** Double bedroom with UPVC double glazed window overlooking rear garden, built in wardrobes.

**Bedroom three:** Single bedroom with UPVC double glazed window to the front aspect, useful oversize storage cupboard, wall mounted radiator,

**Bathroom:** Three piece white suite comprising low level WC, wash hand basin, with built in storage underneath. Panel bath with electric shower over. Wall mounted heated towel rail, airing cupboard housing hot water tank. Other wall mounted storage cupboards, tiling to splashback areas. UPVC double glazed, obscured window to the rear aspect.

### Outside

**Garden:** Large 'L' shaped patio area with the rest of the garden being mostly laid and enclosed by a timber panel fencing, outside tap. Also in the garden, there is a timber built cabin, which is insulated and has power and light connected, with double glazed double doors opening out onto the garden itself. This could be an ideal office space or hobby room.

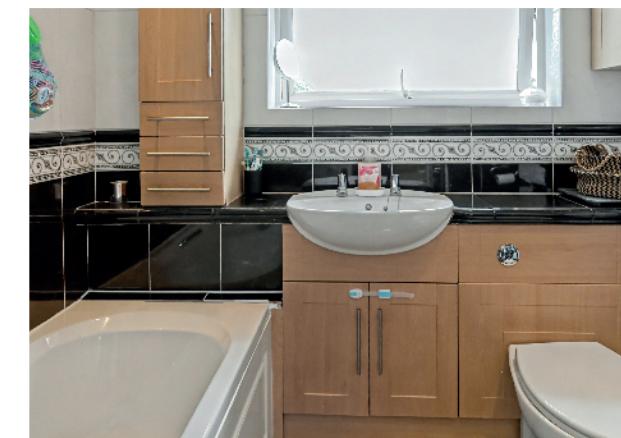
**Front:** The front of the property is mostly shingled and provides parking for two to three vehicles.

**Garage:** Metal up and over door. Power and light connected, plumbing and space for washing machine with door leading out into the rear garden.

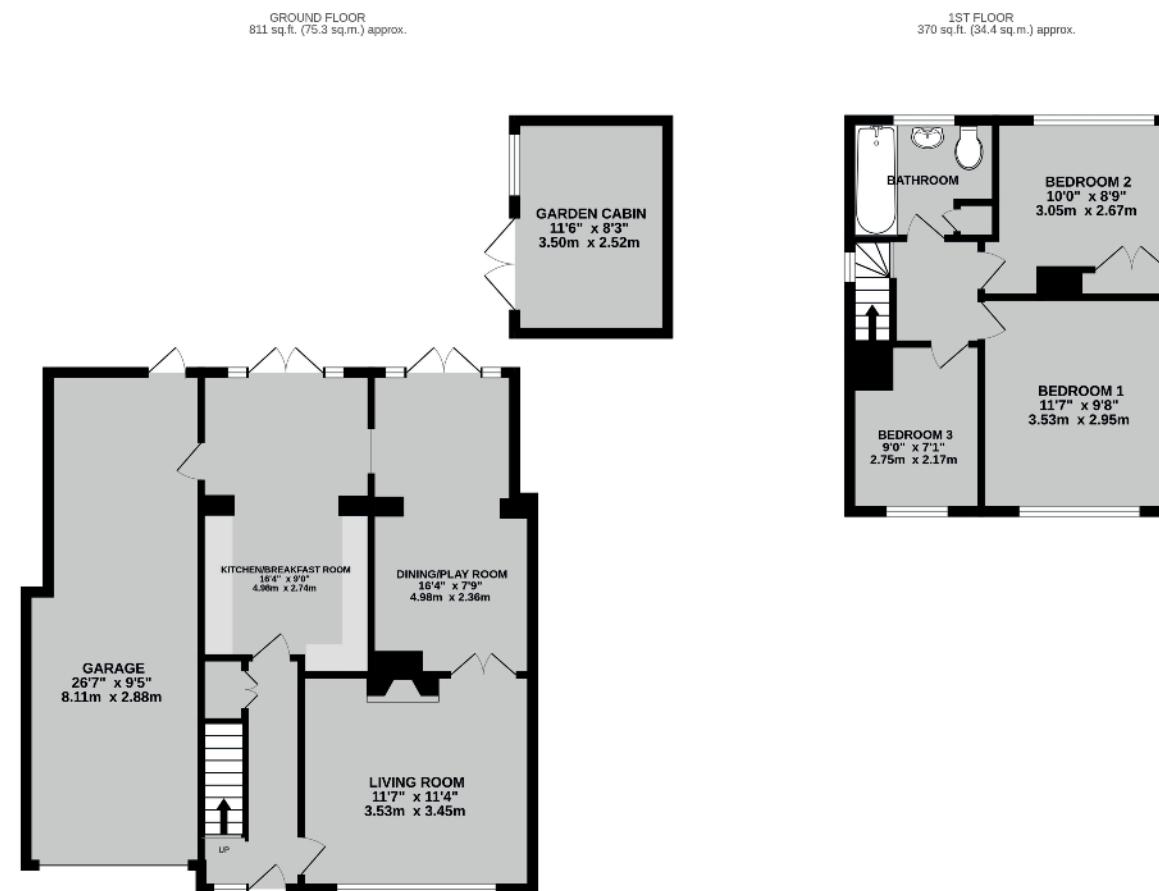
**Services:** All Authority: Cherwell District Council

**Council Tax Banding:** C

**Directions:** From Banbury Cross proceed south on the Oxford Road, continue onto the flyover and take the next turn right into Broad Gap. Continue into Bodicote High Street, taking the left turn and follow this road, passing the Church and turn left into Freemans Road.







**TOTAL FLOOR AREA** : 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operation or efficiency can be given.  
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**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.

Viewing: Through appointment with Stanbra Powell



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