



2 Pippin Close
Bodicote, OX15 4UD



ROUND & JACKSON
ESTATE AGENTS





A well-presented, stone-built, three-bedroom detached family home with spacious accommodation, a modern fitted kitchen and a pleasant enclosed rear garden and located in the popular village of Bodicote. Conveniently situated close to local schooling and amenities.

The property

A well-presented three-bedroom, stone-built, detached family home offering comfortable and versatile accommodation arranged over two floors. The property benefits from a modern fitted kitchen, a spacious sitting room, a ground-floor W.C, three bedrooms with en-suite to the main bedroom and a family bathroom. Outside, there is a pleasant enclosed rear garden with a paved seating area, lawn and established planting along with a single garage and driveway parking. The property is conveniently located in the village of Bodicote, close to local schooling, amenities and access to Banbury town centre. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A welcoming entrance hallway with wood-effect flooring, stairs rising to the first floor and doors leading to the ground-floor accommodation. There is a large built-in understairs cupboard.

W.C

Fitted with a modern white suite comprising a low-level W.C and wall-mounted hand basin with tiled splash backs.

Sitting Room

A bright and airy reception room with plenty of space for comfortable seating and additional furniture. The room benefits from wood-effect flooring, neutral decoration and three windows providing excellent natural light.

Kitchen Diner

Fitted with a range of modern white cabinets with contrasting dark worktops and upstands. There are a range of Bosch integrated appliances including an electric oven, four-ring induction hob, extractor hood, fridge freezer, washing machine and dishwasher. There is tiled flooring throughout, space for a table and chairs and there is a window and French doors leading into the garden.

First Floor Landing

Doors leading to all the first floor rooms, loft hatch to the roof space and there is a built-in cupboard housing the Potterton gas fired boiler along with a clothes hanging rail.

Bedroom One

A good-sized double bedroom with dual aspect windows, fitted mirror fronted wardrobes and there is a door leading into the en-suite. The en-suite is fitted to a high standard and comprises a large shower cubicle, toilet and wash basin. There is attractive tiling, a heated towel rail and there is a window to the side aspect.

Bedroom Two

A further well-proportioned double bedroom with neutral decoration and two windows providing natural light.

Bedroom Three

A double bedroom with a window to the side aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath, toilet and wash basin. There is a heated towel rail, attractive tiling and there is a window to the front aspect.



Outside

To the rear there is a pleasant enclosed garden with a paved patio immediately adjoining the house, providing space for outdoor dining and entertaining. The remainder is laid mainly to lawn with planted borders and timber fencing. There are outside power sockets and a fitted tap and there is gated access to the driveway and pedestrian access door into the garage. To the front of the property there is a lawned area and well stocked planted borders. To the side of the property there is driveway parking for at least two vehicles.

Garage

A single garage with power and lighting fitted and there is an up-and-over door leading onto the driveway along with a pedestrian door leading into the garden.

Situation

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, a 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 and from Banbury town centre.

Directions

From Banbury town centre proceed southwards via the Oxford Road. Continue past Sainsbury's supermarket and head out of the town and beneath the flyover bridge. Continue for approximately half a mile and through the traffic lights where the turn for Cotefield Drive will be seen on your right opposite Bannatyne's health Spa. Continue into the development and turn left into Seedling Road and then bear right. Take the next right-hand turn into Pippin Close where number 2 will be found on your right-hand side.

Services

All mains services connected. The Potterton gas fired boiler is located in the landing cupboard.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

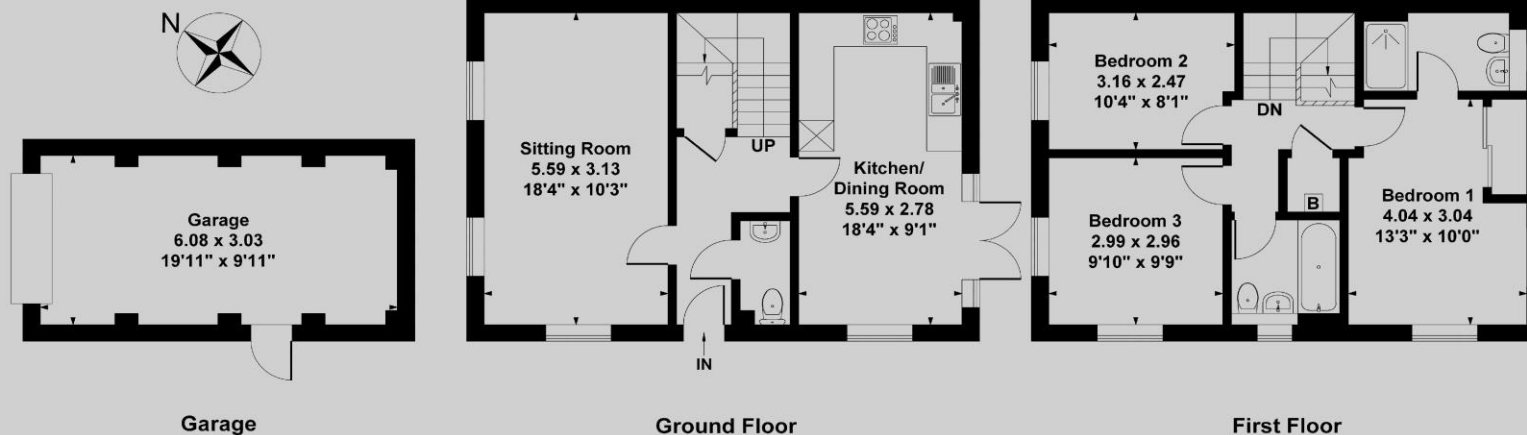
A freehold property.

Agents Note

There is a service charge for the development which is currently £267.80 per year.

Asking Price: £430,000





Ground Floor Approx Area = 45.50 sq m / 490 sq ft
First Floor Approx Area = 45.50 sq m / 490 sq ft
Garage Approx Area = 18.42 sq m / 198 sq ft
Total Area = 109.42 sq m / 1178 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		95 A
81-91	B	B4 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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