



37 Swift Drive, Bodicote  
Banbury, Oxon, OX15 4GQ

ROUND & JACKSON  
ESTATE AGENTS





**A beautifully presented two bedroom house with a private garden and driveway parking for two vehicles, located close to parkland within the Longford Park development.**

#### **The property**

37 Swift Drive, Bodicote occupies an end of terrace position with a private rear garden and a driveway with parking for two vehicles, close to open parkland within the popular Longford Park development. The property is very well presented and features high quality fixtures and fittings. The ground floor accommodation offers a separate entrance hall and downstairs cloakroom along with a spacious open plan kitchen/sitting/dining room with double doors to the rear garden. The first floor has two well laid out double bedrooms and smart and modern bathroom.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:



#### **Hallway**

Main entrance door to the front, door to cloakroom.

#### **Sitting/Dining/Kitchen**

A superb open plan room with ample space for lounge and dining furniture, wood effect flooring, stairs to the first floor and double doors to the rear garden. The kitchen is well fitted with a range of modern eye level cabinets and base units and drawers with work surfaces over. There is an inset sink and drainer, a four ring gas hob with extractor over, a single oven, integrated fridge-freezer and a washing machine.

#### **First Floor Landing**

Hatch to loft space and doors to all first floor accommodation.

#### **Bedroom One**

A double room with two windows to the front and a built in cupboard.

#### **Bedroom Two**

A double room with fitted wardrobes and a window to the rear.

#### **Family Bathroom**

Beautifully fitted with a modern suite comprising a panelled bath with shower over, a wash hand basin and WC. Attractive modern tiling, window to the side.

#### **Outside**

To the front of the property there is a driveway which provides parking for two vehicles and there is a lawned area to the side. To the rear there is a private and low maintenance garden which is predominantly paved and has a large timber shed which will remain.



#### 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 Cross proceed southwards via the Oxford Road and continue for just over and beneath the Bodicote flyover bridge and past the petrol station on your left. At the traffic lights turn left into the Longford Park development and continue into Songthrush Road. Take the fourth turn in Swift Dive and continue to the end of the road where the property will be seen in front of you.

#### Services

All mains services connected.

#### Local Authority

Cherwell District Council. Tax band B.

#### Viewing Arrangements

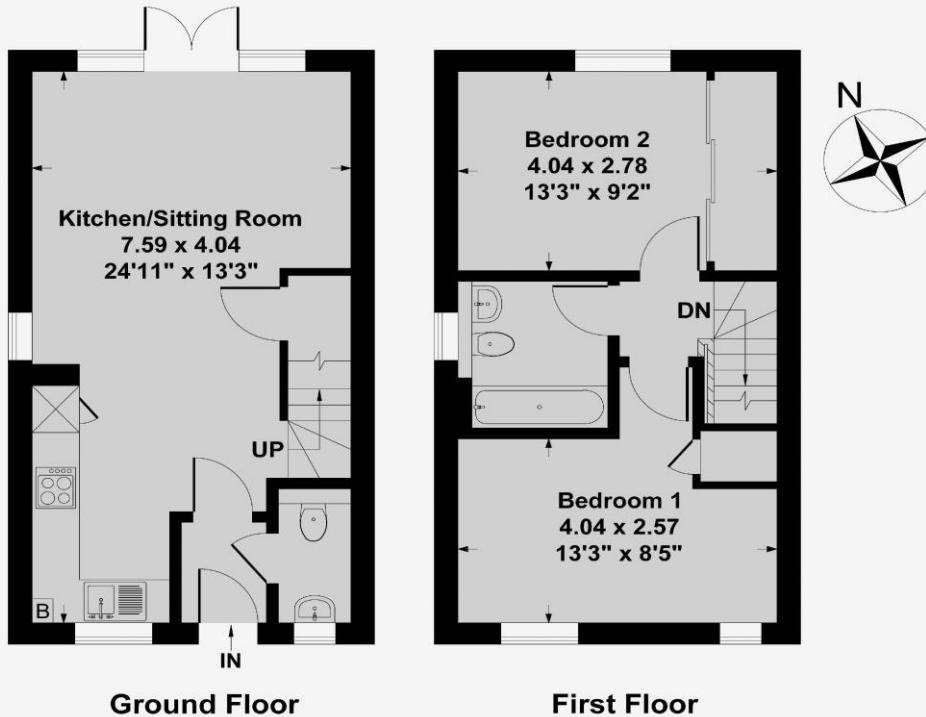
Strictly by prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

**Asking Price: £289,950**





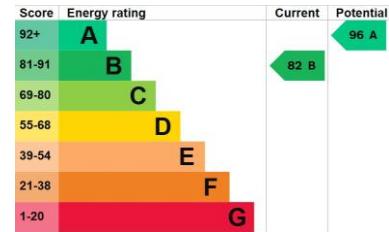
**Ground Floor Approx Area = 30.70 sq m / 330 sq ft**

**First Floor Approx Area = 30.70 sq m / 330 sq ft**

**Total Area = 61.40 sq m / 660 sq ft**

Measurements are approximate, not to scale,  
illustration is for identification purposes only.

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

T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

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

T: 01295 720683 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)



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