



22 Freemans Road, Bodicote
Banbury, Oxon, OX15 4DX



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented three-bedroom semi-detached chalet bungalow offering spacious and versatile accommodation arranged over two floors. The property has a garage, delightful mature gardens and occupies a desirable position within the ever-popular village of Bodicote.

The property

22 Freemans Road, Bodicote is a superb chalet bungalow, pleasantly situated within this highly sought-after residential development, conveniently located close to local amenities and beautiful open countryside. Set well back from the road, the property enjoys a generous, beautifully maintained south-facing rear garden, providing a wonderful outdoor space. There is also excellent potential to extend to the side and rear, as a number of neighbouring properties have done, subject to the necessary planning permissions. The versatile accommodation is arranged over two floors, on the ground floor there is a welcoming entrance hallway, a modern shower room, a spacious sitting/dining room, a double bedroom and a well-appointed fitted kitchen. The first floor comprises a landing with access to a useful eaves storage cupboard, two further double bedrooms and a family bathroom. A floorplan has been included to illustrate the layout and room dimensions. Some of the property's many features include:

Entrance Hallway

A spacious and welcoming hallway with doors leading to all ground floor accommodation, two storage cupboards and stairs rising to the first floor.

Kitchen/Breakfast Room

Refitted in recent years with a stylish range of modern, wood-effect wall and base cabinets with work surfaces over. Integrated appliances include a double electric oven, four-ring induction hob, slimline dishwasher and fridge. There is a sink and drainer positioned beneath a window overlooking the rear garden, while an internal door provides access to the garage. Further doors lead to the entrance hallway and the sitting/dining room.

Shower Room

Fitted with a white suite comprising a corner shower cubicle, a wash hand basin and W.C. Complemented by tiled splashbacks and vinyl flooring.

Bedroom Two

A spacious double, ground floor bedroom with window to the front aspect and built-in cupboard with hanging rail. This room could be used as a second reception room if required.

Sitting/Dining Room

A large reception room with plenty of space for lounge and dining furniture. There is a central fireplace with inset coal effect electric fire and French doors leading into the rear garden.

First Floor Landing

A bright and airy landing with a window to the side and doors leading to all first floor rooms. There is a large storage cupboard with access into eaves space and a hatch providing access to the roof space.

Bedroom One

A large double bedroom with window to the rear aspect with far reaching countryside views, and a cupboard which houses the gas fired combination boiler.

Bedroom Three

A double bedroom with window to the front aspect.

Bathroom

Refitted in recent years with a contemporary white suite comprising a panelled bath with a glazed shower screen and twin-head thermostatic rainfall shower over, wash hand basin and W.C. The walls are attractively finished with modern tiling, complemented by wood effect flooring and a chrome heated towel rail.



Outside

The rear garden is a particular feature of the property, enjoying a sunny south-facing aspect and having been beautifully landscaped to create an attractive and private outdoor space. Immediately adjoining the house is a generous paved terrace, ideal for outdoor dining and entertaining. The remainder of the garden is predominantly laid to lawn and complemented by a variety of mature trees, shrubs and well-stocked planted borders, creating a wonderful sense of privacy and seclusion. To the front of the property, a substantial block-paved driveway provides off-road parking for several vehicles and leads to the garage. The driveway is complemented by a neatly maintained lawn and attractive, thoughtfully planted borders, creating an impressive approach to the property.

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, a garden centre, two public houses, an Indian restaurant due to reopen, Bishop Loveday Church of England Primary School, a village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club.

Directions

From Banbury Cross proceed in a Southerly direction towards Oxford (A4260) and continue for approximately one mile. As you leave the town bear left before the flyover bridge where signposted for Bodicote and then take the third exit at the roundabout. Continue straight over the next roundabout and then take the next left through the village taking the last turn on your left into Freemans Road. Follow the road around to the left where the property will be seen on your right.

Services

All mains services connected. The gas fired boiler is located in the master bedroom.

Local Authority

Cherwell District Council. Council tax band C .

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

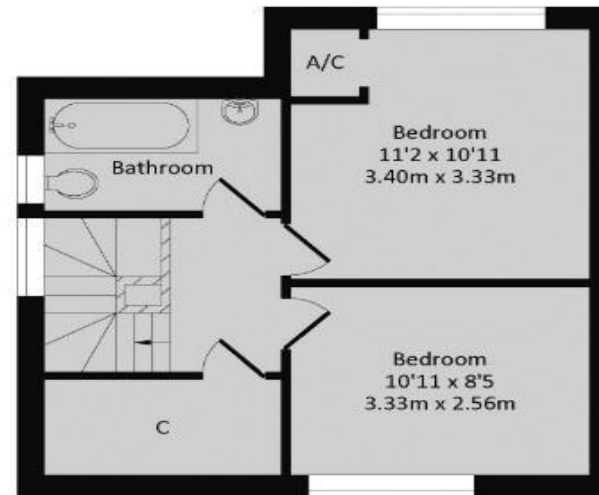
Asking Price: £385,000



Ground Floor
Approx. Floor
Area 817 Sq.Ft.
(75.90 Sq.M.)



First Floor
Approx. Floor
Area 368 Sq.Ft.
(34.20 Sq.M.)



Total Approx. Floor Area 1185 Sq.Ft. (110.10 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 and 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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