



4 Yarrow Road, Bodicote
Banbury, Oxon, OX15 4SN



ROUND & JACKSON
ESTATE AGENTS





A detached four bedroom family home with a large open plan kitchen located on this popular new development in Bodicote and close a large parkland area.

The property

4 Yarrow Road, Bodicote is a very modern family home which is located within this popular development close to local schools and amenities. The accommodation is well planned and features an attractive and flexible kitchen which is large enough to offer living and dining space. There is a separate dual aspect sitting room as well as a cloakroom and utility. The first floor comprises four good sized bedrooms, a family bathroom and en-suite shower. There is a pleasant rear garden as well as a garage and parking space.

We have prepared a floorplan to demonstrate the layout. Some of the main features include:

Hallway

A spacious hall with stairs to the first floor. Built in storage cupboard and Amtico flooring.

Sitting Room

A dual aspect reception room with double doors leading out to the rear garden and ample space for lounge and dining furniture.

kitchen/Dining/Family Room

A large room with space for a dining and a sitting area. Fitted with a range of floor and wall cabinets incorporating a sink and drainer unit, four ring gas hob with an extractor over and a single oven. Integrated dishwasher and fridge/freezer.

Utility Room

Door to the rear. Space and plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler.

Cloakroom

Fitted with a W.C. and wash hand basin.

First Floor Landing

Hatch to roof space. Airing cupboard housing hot water cylinder. Doors to;



Master Bedroom

A double bedroom with a window to the rear and an en suite shower room.

Bedroom Two

A large double bedroom with two windows to the front.

Bedroom Three

A good sized room with a window to the rear.

Bedroom Four

A good sized single room.

Family Bathroom

Fitted with a white suite comprising a bath, wash hand basin and W.C.



Outside

The rear garden is approximately 30 feet in length by 50 feet wide. It is mostly laid to lawn with a patio area adjacent to the house. There is a single garage located in a small block a short distance from the house (the middle of three) accessed via a side road. There is also a parking space directly in front of the garage.

Directions

From Banbury Cross proceed in a Southerly direction on the A361 towards Bodicote. After approximately 1.5 miles turn left before the flyover where sign posted for Bodicote. At the roundabout take the second exit onto Longford Park Road and then Yarrow Road is located after a short distance on the left hand side.

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, 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 the town centre. Longford Park is a popular and relatively new development which is located on the eastern side of the village. There are many amenities which include the beautiful country park with meandering pathways to the the canal, a community hall, the Longford Park primary school, football pitches and sports pavilion and there is provision for retail units

Services

All mains services connected.

Local Authority

Cherwell District Council. Council tax band E.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

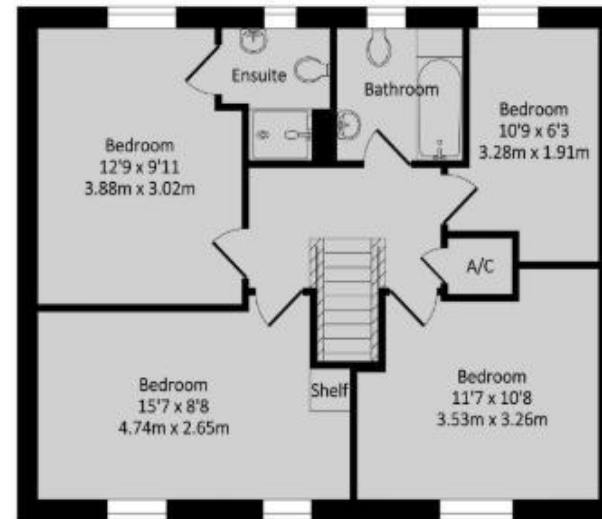
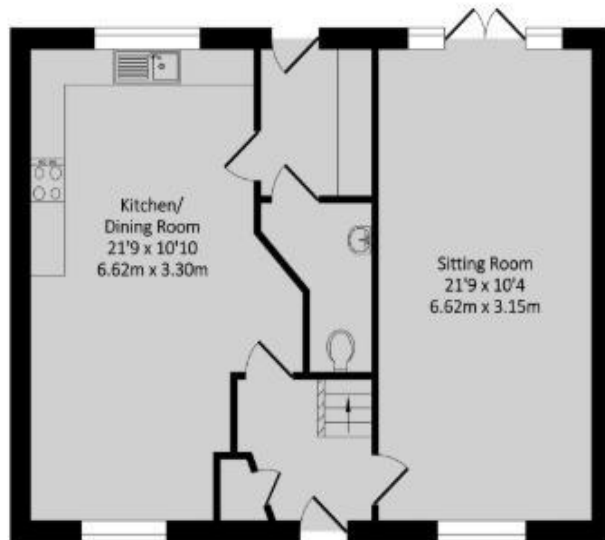
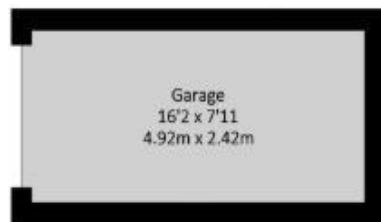
Asking Price: £425,000



Garage
Approx. Floor
Area 128 Sq.Ft.
(11.90 Sq.M.)

Ground Floor
Approx. Floor
Area 591 Sq.Ft.
(54.87 Sq.M.)

First Floor
Approx. Floor
Area 591 Sq.Ft.
(54.87 Sq.M.)



Total Approx. Floor Area 1309 Sq.Ft. (121.64 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	Current	Potential
B	84	93
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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