19 Blackwell Drive

Bodicote, Oxfordshire, OX16 9PF

ROUND & JACKSON
ESTATE AGENTS

A very well presented, three bedroom terraced home with off road parking and a garden office which is pleasantly located on this highly regarded modern development on the southern side of town.

The property

19 Blackwell Drive, Bodicote, Banbury is a very well-presented, three-bedroom, stone-built family home with a useful garden office, pleasantly situated within this highly regarded modern development on the southern side of town, close to a range of schooling and local amenities. Constructed by David Wilson Homes in 2022, this spacious and well-appointed property offers versatile accommodation arranged over two floors. The ground floor comprises an entrance hallway, cloakroom/W.C., sitting room and a generous kitchen/dining room. To the first floor, there is a central landing, three bedrooms, with an en-suite shower room to the principal bedroom, together with a modern family bathroom. To the front of the property, there is a small garden area enclosed by established hedging, with a pathway leading to the front door. To the rear, the enclosed south-facing garden is predominantly laid to lawn and benefits from a useful garden office, while a pathway leads down the side of the property to two allocated parking spaces. We have prepared a floor plan to illustrate the room sizes and layout. Some of the main features include:

Entrance Hallway

Doors to the sitting room and cloakroom.

Sitting Room

A spacious reception room with ample room for furniture, a window to the front aspect, an understairs storage cupboard and door leading to the inner hallway.

Inner Hallway

With stairs rising to the first floor and door to the kitchen.

Kitchen/Dining Room

Located to the rear with double doors leading to the garden, the kitchen is fitted with a range of modern eye level cabinets, base units and drawers with work surfaces over and an inset sink and drainer. Integrated appliances include a dishwasher, washing machine, fridge/freezer, single oven with a four ring gas hob with an extractor hood over. Ample space for a range of dining furniture and a window to the rear aspect.

First Floor Landing

With doors to all first floor accommodation, an airing cupboard and a hatch to the loft space.

Master Bedroom

A double bedroom with a fitted wardrobe, a door to the en suite and two windows to the rear aspect.

En-Suite

Fitted with a modern suite comprising a double shower cubicle, heated towel rail, W.C. and wash hand basin with attractive tiled splash backs.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A good sized single bedroom with a window to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising a paneled bath with a shower over, low level W/C, wash hand basin and a heated towel rail. Modern tiled splash backs.

Garden Office

Constructed in 2023, this useful addition to the property is ideal for those working from home. The garden room is fully insulated with power and lighting connected.

Outside
To the front of the property, there is a small garden area enclosed by established hedging, with a paved pathway leading to the front door. To the rear, there is a private, south-facing garden which is predominantly laid to lawn, with a paved pathway providing access to the rear and the allocated parking area. The property benefits from two allocated parking spaces.

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, an Indian restaurant, 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 the town centre.

Directions
From Banbury town centre proceed in a southerly direction via the Oxford Road (A4260). Continue for approximately 1.5 miles and leave on the left hand slip road where sign posted for Bodicote. Turn right at the small roundabout, over the flyover and straight ahead at the next roundabout into Bodicote on White Post Road. Bare to the right into Blackwell Drive and continue for a short distance where the property will be found on your left hand side opposite the turn into Cricket Road.

Services
All mains services connected.

Local Authority
Cherwell District Council. Council tax band C.

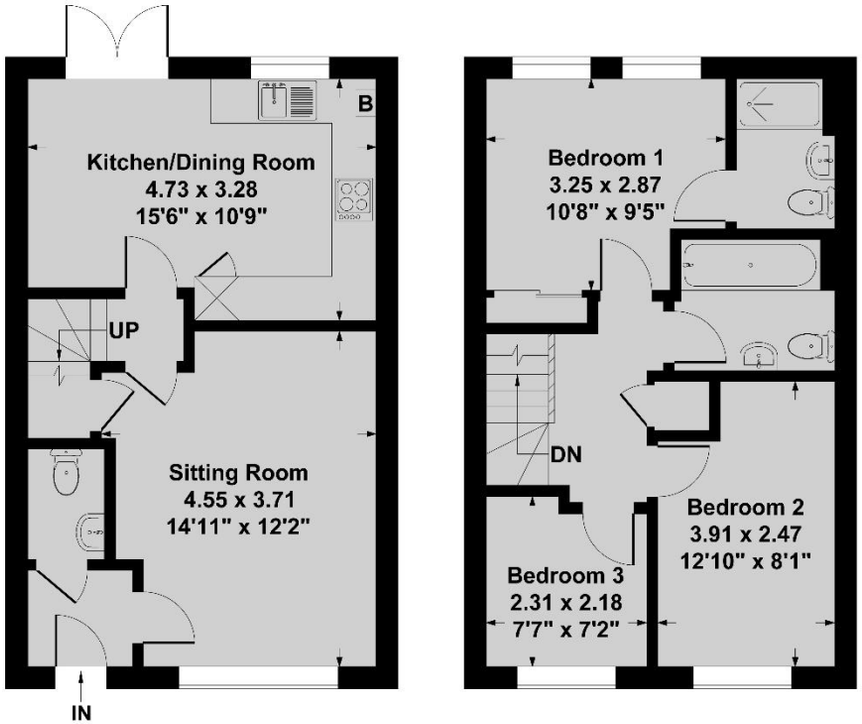
Viewing Arrangements
Strictly by prior arrangement with Round & Jackson.

Agents Notes
The annual estate charge for the property is £194.25 plus VAT through Trustgreen.

Anti Money Laundering
In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract

Asking Price: Offers in excess of **£335,000**

Sunshine



Ground Floor **First Floor**

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Ground Floor Approx Area = 37.74 sq m / 406 sq ft
First Floor Approx Area = 37.74 sq m / 406 sq ft
Total Area = 75.48 sq m / 812 sq ft

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

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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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