



Foxtail Crescent  
Bodicote



ROUND & JACKSON  
ESTATE AGENTS





# 10 Foxtail Crescent, Bodicote

Banbury, Oxon, OX15 4SP

£500,000

A beautifully presented, four bedroom detached family house which is pleasantly located on the edge of this highly regarded development with far reaching parkland views.

## The Property

10 Foxtail Crescent, Bodicote is a superb family house which is located in an enviable position on the edge of this highly regarded development with far reaching parkland views to the front and side and extensive, well planned accommodation arranged over two floors. On the ground floor there is an entrance hallway, a cloakroom, a study, a dining room, a large sitting room and a large kitchen/dining room with adjoining utility. On the first floor there is a master bedroom with a dressing room and an en-suite shower room, three further good sized bedrooms and a modern family bathroom. Outside there is a lawned garden with a pathway to the front door and at the side there is driveway and garage. The main area of garden is located to the rear and is predominantly laid to lawn with a wood decked seating area and patio. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

A spacious central hallway with stairs to the first floor and doors to all ground floor accommodation.

## Cloakroom

Wash hand basin and W.C.

## Dining Room

Ample space for a table and chairs, bay window to the front and a window to the side.

## Study

A useful room for those working from home or possible TV room with a window to the side.

## Kitchen/Dining Room

Located to the rear with double doors to the garden and an attractive wood effect floor. Modern eye level cabinets and base units and drawers with work surfaces over and a sink and draining board. Other features include a gas hob with extractor over, oven, dishwasher and fridge/freezer. Door to utility room.

## Utility Room

Space and plumbing for a washing machine and tumble dryer. Wall mounted boiler.

## First Floor Landing

A large landing with a hatch to loft space, an airing cupboard and doors to all first floor accommodation.

## Master Bedroom

A large and impressive master bedroom suite with a separate dressing room, an en-suite shower room and windows with outlooks over the parkland.

## Bedroom Two

A large double room with a window to the front.

## Bedroom Three

A double room with a window

## Bedroom Four

A good size room with a window to the side.

## Family Bathroom

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

### Outside

The property is located on the edge of the development and adjoins the country park. To the front there is a lawned garden with a pathway to the front door and at the side there is driveway and garage. The main area of garden is located to the rear and is predominantly laid to lawn with a wooden decked seating area and patio.

### Garage

Up and over door to the front, personal door to the garden and power and light connected.

### Directions

From Banbury Cross proceed in a Southerly direction toward Oxford (A4260) and continue along the Oxford Road turning left before the flyover where signposted to Bodicote and Cherwell Heights. At the roundabout take the second turning into Longford Park Road. Follow the road and take the third turning on the left into Yarrow Road ignoring the first Yarrow Road sign. Follow the road bearing sharp left and continue toward the end as it leads into Foxtail Crescent. The property will be found after a short distance on the right 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, two farm shops, 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. 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. Tax band F.

### Viewing Arrangements

By prior arrangement with Round & Jackson.

### Tenure

A freehold property.



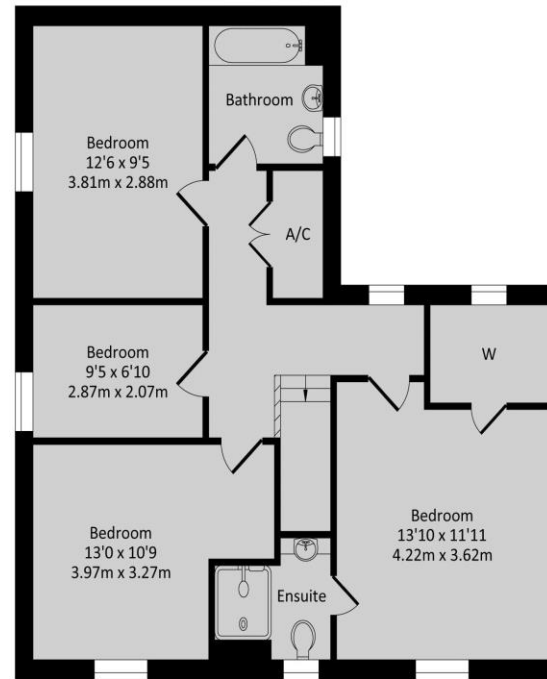
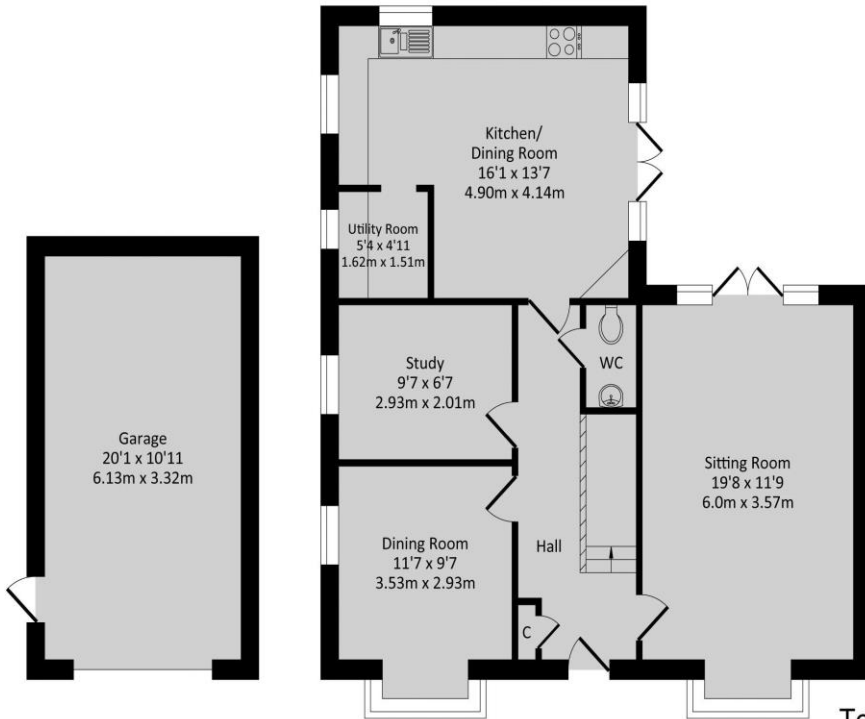


Garage  
Approx. Floor  
Area 219 Sq.Ft.  
(20.40 Sq.M.)

Ground Floor  
Approx. Floor  
Area 747 Sq.Ft.  
(69.40 Sq.M.)



First Floor  
Approx. Floor  
Area 729 Sq.Ft.  
(67.70 Sq.M.)



Total Approx. Floor Area 1695 Sq.Ft. (157.50 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 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: office@roundandjackson.co.uk  
www.roundandjackson.co.uk



ROUND & JACKSON  
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.