

Hobby Road
Bodicote





81 Hobby Road

Bodicote, Banbury, OX15 4GH

£375,000

A well presented three bedroom, detached family home with single garage and off road parking located on the sought after Longford Park development and close to amenities.

The property

81 Hobby Road, Bodicote is a well presented three bedroom detached house which is located within this popular development in Bodicote and close to a wide range of amenities. Constructed in 2015 by Barratt Homes, the property has well proportioned accommodation which is arranged over two floors. On the ground floor there is a central hallway, cloakroom/W.C., a dual aspect sitting room and a kitchen/dining room. On the first floor there are three bedrooms with an ensuite to the master bedroom and a family bathroom. To the front of the property there is a small garden area with established shrubs and hedges with a pathway leading to the front door. The main area of garden is located to the side which is predominantly laid to lawn and a patio seating area adjoining to the house. To the rear there is a driveway to provide off road car parking in front of the single garage. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A central hallway with stairs rising to the first floor and doors to the sitting room, cloakroom and kitchen/diner.

Cloakroom/W.C.

Fitted with W.C. and wash hand basin.

Sitting Room

A spacious dual aspect reception room with windows to the front and side aspect.

Kitchen/Dining Room

Located to the side with double doors onto the garden, the kitchen is beautifully fitted with a range of eye level, base units and drawers with work surfaces over, inset one and a half bowl sink and drainer, integrated fridge/freezer, dishwasher, washing machine, single oven with a four ring electric hob above and an extractor hood over. There is a large pantry cupboard and tiled flooring throughout, dual aspect windows to the side and front and French doors leading into the garden. Within the dining area, there is ample space for dining furniture.

First Floor Landing

Doors to all first floor accommodation and hatch to loft space.

Bedroom One

A double bedroom with built in wardrobes, dual aspect windows to the front and side with a door to the en-suite.

En-suite

Fitted with a double walk in shower, W.C., wash hand basin and heated towel rail. Window to the front aspect.

Bedroom Two

A double bedroom with built in wardrobes, storage cupboard and dual aspect windows to the front and side aspect.

Bedroom Three

A single bedroom with a window to the side aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, W.C. and wash hand basin. Window to the side aspect.

Outside

To the front of the property there is a small garden area with established shrubs and hedges with a path leading to the front door. The main area of garden is located to the side aspect and is predominantly laid to lawn with a patio area adjoining the house and a personal door giving access to the garage. To the rear of the property there is a driveway providing parking for one vehicle in front of the single garage.

Garage

A single garage with an up and over door to the front and personal door at the rear. Power and light connected.

Directions

From Banbury Cross proceed southwards via the Oxford Road and continue for approximately one mile passed the petrol station on your left. At the traffic lights turn left into the Longford Park development and continue until you see the primary school then turn right into Hobby Road. Take the third turn on your left where the property will be seen 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, 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

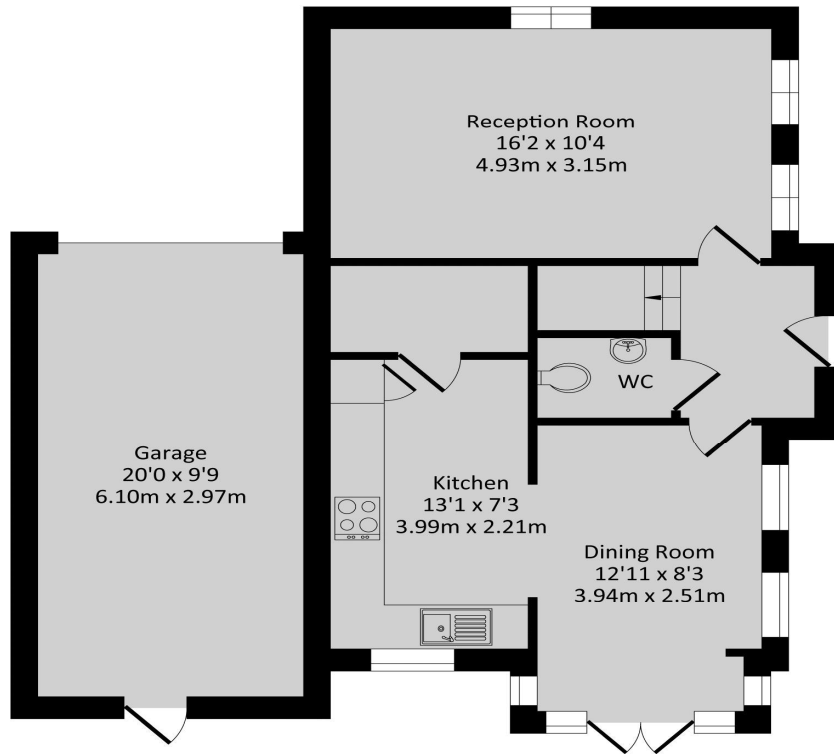
Cherwell District Council. Tax band D.

Viewings

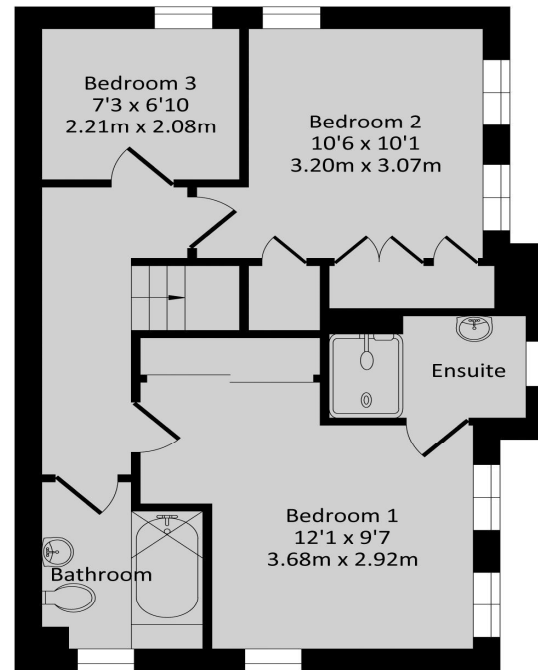
Strictly by prior arrangement with Round & Jackson.



Ground Floor
Approx. Floor
Area 694 Sq.Ft.
(64.5 Sq.M.)



First Floor
Approx. Floor
Area 461 Sq.Ft.
(42.8 Sq.M.)



Total Approx. Floor Area 1155 Sq.Ft. (107.3 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		95 A
81-91	B	83 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



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