



Cotefield Drive  
Bodicote

BLOSSOM FIELD ROAD



ROUND & JACKSON  
ESTATE AGENTS



# 74 Cotefield Drive

Bodicote, OX15 4SW

£650,000

A substantial and impressive stone built four bedroom detached family house with a double garage and ample driveway parking and located on the popular Cotefield Development on the outskirts on Bodicote.

## The Property

74 Cotefield Drive, Bodicote is a superb, detached stone built family home which is pleasantly located within this highly regarded modern development and close to a wide range of amenities. The property has a pleasant outlook and has extensive and spacious accommodation arranged over two floors. At ground floor level there is a large hallway, a cloakroom, an open plan kitchen/dining room with adjoining utility, a dual aspect sitting room and a large dining room. On the first floor there is a large landing which gives access to four double bedrooms (two with en-suite shower rooms) and the family bathroom. Outside, to the side of the property there is a block paved driveway, a double garage with ev charge point and electrically operated door. There is a lawned garden with a path leading to the front door and to the rear there is a private lawned garden and a large patio area. There is fibre broadband to the premises with speeds available of up to 900 mb/s and a useful split level Hive heating system is fitted.

## 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, garden centre with cafe, 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 two centre.

## Entrance Hallway

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

## Cloakroom

Wash hand basin, W.C, Amtico tile effect flooring and heated towel rail.

## Sitting Room

A very spacious dual aspect reception room with ample space for a range of furniture and double doors to the rear garden.

## Dining Room

A large reception room with a bay window to the side and a window to the front. This could also be used as a study or family room.

## Kitchen/Dining/Family Room

A superb open plan room with Amtico tile effect flooring and ample space for dining and lounge furniture. The kitchen is beautifully fitted with modern eye level cabinets and base units and drawers with work surfaces over, an inset sink and draining board, a five ring gas hob with extractor fan over, double oven, fridge/freezer, dishwasher and a large breakfast bar. The appliances are all Bosch manufactured. There are two windows to the side aspect and french doors leading into the garden making this a very bright and airy space.

## Utility Room

A useful room with an airing cupboard, fitted work surfaces with an inset sink and draining board and space for a washing machine and tumble dryer with a door leading into the rear garden.

## First Floor Landing

A very spacious landing with doors to all first floor accommodation and a window to the rear aspect.

## Master Bedroom

A very large double bedroom with built in wardrobes and an en-suite shower room which is fitted with a large shower cubicle, toilet and wash basin with quality tiling.

### Bedroom Two

A double room with built in wardrobes and an en-suite shower room which is fitted with a large shower cubicle, toilet and wash basin with attractive tiling.

### Bedroom Three

A double room with a window to the front, currently being used as a dressing room.

### Bedroom Four

A double room with a window to the rear aspect.

### Family Bathroom

Beautifully fitted with a modern suite comprising a panelled bath with fitted shower, a wash hand basin and W.C. Heated towel rail, and tiling to walls and Amtico flooring throughout with window to the side aspect.

### Directions

From Banbury town centre proceed southwards via the Oxford Road. Continue past Sainsbury's supermarket and head out of the town and beneath the flyover bridge. Continue for approximately half a mile and through the traffic lights where the turn for Cotefield Drive will be seen on your right opposite Bannatyne's health Spa. Continue into the development and bear left into Blossom Field Road. Follow the road ahead and then bear right into Cotefield Drive where Number 74 will be found immediately on your right.

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### Services

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

### Local Authority

Cherwell District Council. Tax band F.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

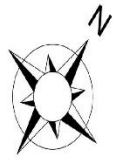
### Tenure

A freehold property.

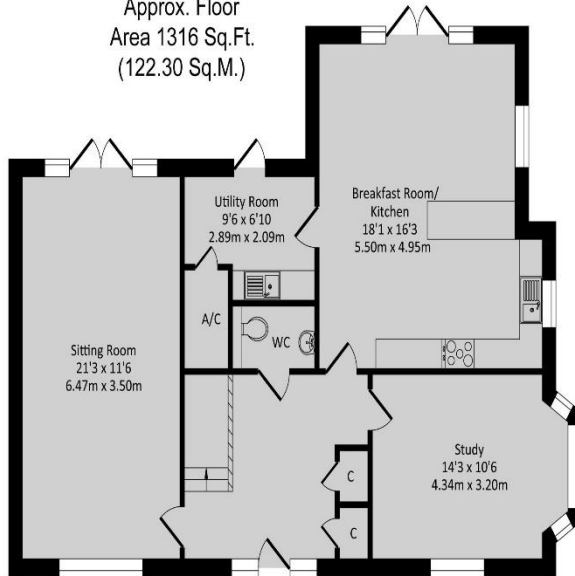
### Agents Note

There will be an Estate charge for the development which will be around £300.00 per year but this is yet to be actioned.

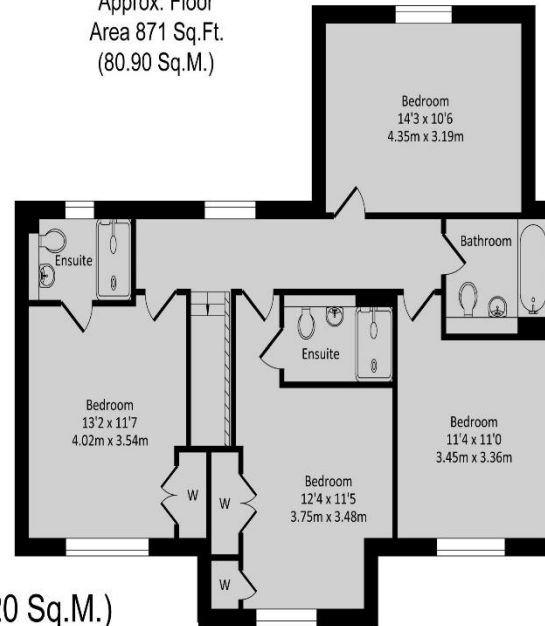




Ground Floor  
Approx. Floor  
Area 1316 Sq.Ft.  
(122.30 Sq.M.)



First Floor  
Approx. Floor  
Area 871 Sq.Ft.  
(80.90 Sq.M.)



Total Approx. Floor Area 2187 Sq.Ft. (203.20 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	86   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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