



8 Keepers Close, Bodicote  
Banbury, Oxon, OX16 9XE



ROUND & JACKSON  
ESTATE AGENTS





**A beautifully presented four bedroom detached family home located on the edge of this highly regarded modern development. The property has spacious accommodation and a beautifully landscaped rear garden.**

#### **The property**

8 Keepers Close, Bodicote is superb modern family house which is pleasantly located on the edge of this sought after new development and close to a wide range of amenities and countryside walks. This modern property was constructed in 2021 with many upgrades including a high quality kitchen, flooring, light fittings and built in wardrobes. On the ground floor there is an entrance hallway, a cloakroom/WC, a dining room, a dual aspect sitting room and a large kitchen/dining room. On the first floor there is a landing, a master bedroom with built in wardrobes and en-suite, three further bedrooms and a family bathroom. To the side of the property there is a long driveway and a large single garage. To the rear there is a private garden which has recently been beautifully landscaped. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### **Entrance Hallway**

Main door to the front, stairs to the first floor, store cupboard and doors to all ground floor accommodation.

#### **Cloakroom**

Wash hand basin and WC.

#### **Sitting Room**

A dual aspect room with double doors to the rear garden.

#### **Dining Room**

Space for a table and chairs, windows to the front and side.

#### **Kitchen/Dining Room**

A superb modern room with double doors onto the garden and ample space for a table and chairs and a lounge furniture. The Kitchen is fitted with contemporary slab fronted eye level units and base cabinets and drawers with Quartz work surfaces over. Inset one and a half bowl sink, induction hob with extraction hood over, double oven, fridge/freezer, dishwasher, washing machine, tumble dryer and wine fridge.

#### **First Floor Landing**

Hatch to loft space and doors to all first floor accommodation.

#### **Master Bedroom**

A double room with built in wardrobes, windows to the side and rear and an en-suite shower room.

#### **Bedroom Two**

A double room with a built in wardrobe and windows to the front and side.

#### **Bedroom Three**

A double room with a built in wardrobe and a window to the front.

#### **Bedroom Four**

A good sized room with a built in wardrobe and a window to the rear.

#### **Family Shower Room**

Fitted with a modern suite comprising a large shower cubicle, a wash hand basin and W.C. Modern tiling, heated towel rail.



### Outside

To the side of the property there is a long driveway which gives access to a large single garage. The rear garden is a particular feature and has been expertly landscaped making it ideal for entertaining. There is a large curved patio adjoining the house which extends to the rear, a newly laid lawn and well stocked flower and plant borders with established trees. The garden is enclosed partly by stone walling and newly fitted slatted fencing. There is also lighting a useful area behind the garage which houses a shed.

### Garage

An oversized single garage with power and light connected, attic storage and an up and over door to the front.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Council tax band E.

### 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. Continue into Blackwell Drive and bear right onto Cricket Road. Turn left into Maiden Road and then bear right into Keepers Close where the property will be found at the end of the road on the right.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

### Estate Charge

There is an annual estate charge of approximately £170 per annum.

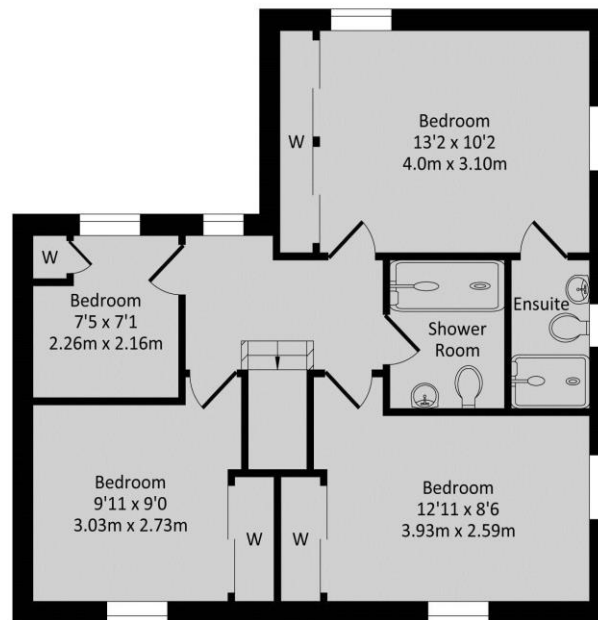
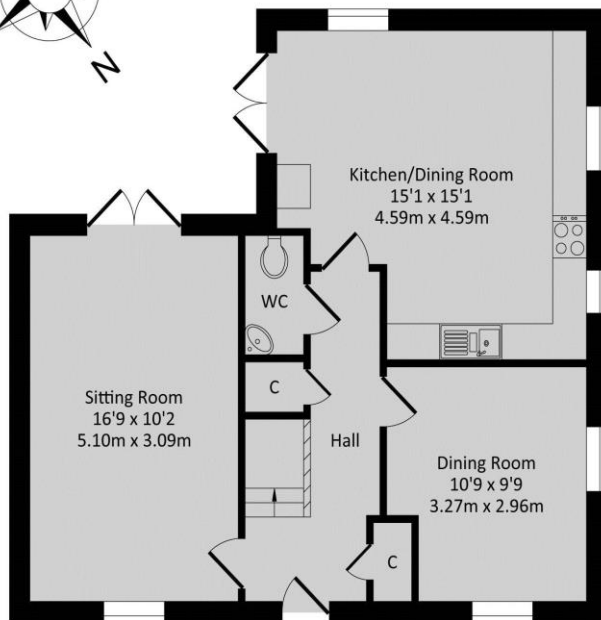
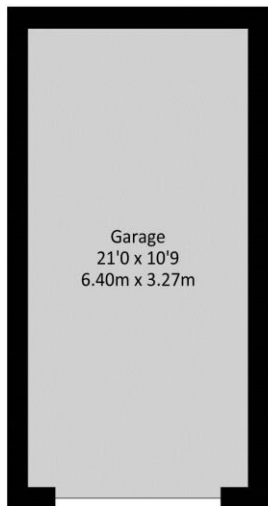
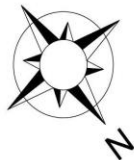
**Asking Price £520,000**



Garage  
Approx. Floor  
Area 225 Sq.Ft.  
(20.90 Sq.M.)

Ground Floor  
Approx. Floor  
Area 594 Sq.Ft.  
(55.20 Sq.M.)

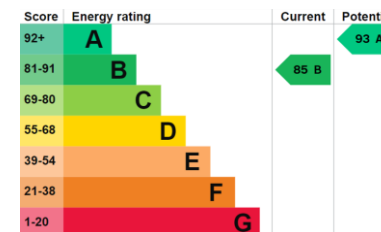
First Floor  
Approx. Floor  
Area 594 Sq.Ft.  
(55.20 Sq.M.)



**Total Approx. Floor Area 1413 Sq.Ft. (131.30 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.



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