



Hobby Road  
Bodicote, Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 85 Hobby Road

Bodicote, Banbury, Oxon, OX15 4GH

£345,000

A well presented three bedroom, semi-detached family home with ground floor extension on the southern side of town. Located close to local schooling and amenities and within walking distance of open countryside.

## The Property

85 Hobby Road, Bodicote is a well presented three bedroom, semi detached house which is located within this popular development in Bodicote and close to a range of amenities. Constructed in 2016 by Barratt Homes the property has well proportioned accommodation arranged over two floors. On the ground floor there is an entrance hallway, W.C, sitting room, kitchen and a superb family/dining area which forms the ground floor extension. On the first floor there are three bedrooms with an ensuite to the master bedroom and a family bathroom. To the rear of the property there is an enclosed garden which is predominately laid to lawn with a decked seating area adjoining the house with a personal door to the single garage which has been partly partitioned to provide a home gym. There is a car parking space available in front of the garage.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

Stairs rising to the first floor and doors to the sitting room and cloakroom/W.C.

## Cloakroom/W.C

Wash hand basin and W.C.

## Sitting Room

A spacious sitting room with a window to the front aspect and door to the kitchen/diner.

## Kitchen/Diner

Fitted with a range of modern, high gloss eye level cabinets and base units and drawers with worktop over, inset sink and drainer, integrated fridge/freezer, dishwasher, washing machine single oven with a four ring gas hob above with extractor fan over and attractive tiled splashbacks. There is space for dining furniture and a useful understairs storage cupboard. The current vendors have added a superb ground floor extension off of the kitchen to provide a spacious further dining/family area with a vaulted ceiling and two Velux style windows with double sliding doors to the rear garden.

## First Floor Landing

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

## Master Bedroom

A double bedroom with a window to the front aspect and door to the en-suite shower room.

## En-suite

Fitted with a smart modern suite comprising a wash basin, shower and W.C., tiled splashbacks and a window to the side aspect.

## Bedroom Two

A double bedroom with a window to the rear 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 panelled bath toilet and wash basin with modern tiled splashbacks and a window to the rear aspect.

### Outside

To the rear there is an enclosed rear garden which is predominately laid to lawn with a decked seating area adjoining the house. To the foot of the garden there is a personal door giving access to garage. To the front of the property there is a small garden area with established plants and shrubs and paved pathway leading to the front door.

### Garage

A partitioned single garage which is currently being used as a home gym/games room with a hatch to loft storage space above. There is further storage to the front. Up and over door to the front, personal door to the rear with power and lighting. There is a parking space in front for one vehicle.

### Directions

From Banbury Cross proceed in a Southerly direction towards Oxford on the A4260. Continue for approximately 2 miles and on reaching Bodicote, turn left at the traffic lights onto Longford Park Road. Continue along this road and take the right hand turn into Hobby Road, continue down and take the second left hand turn where number 89 will be found on your right hand side after approximately 20 yards.

### 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.

### Services

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

### Local Authority

Cherwell District Council. Council tax band D.

### Viewings

Strictly by prior arrangement with Round & Jackson.

### Tenure

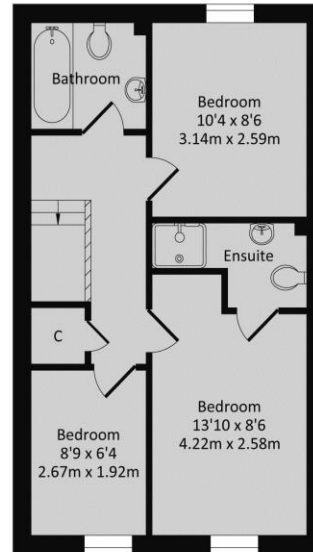
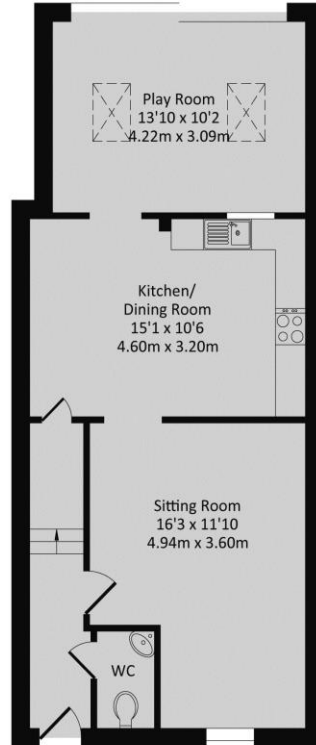
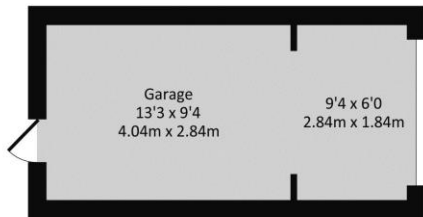
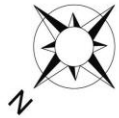
A freehold property



Ground Floor  
Approx. Floor  
Area 184 Sq.Ft.  
(17.10 Sq.M.)

Ground Floor  
Approx. Floor  
Area 553 Sq.Ft.  
(51.40 Sq.M.)

First Floor  
Approx. Floor  
Area 410 Sq.Ft.  
(38.10 Sq.M.)



Total Approx. Floor Area 1147 Sq.Ft. (106.60 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 herein, 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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