



Hobby Road

Bodicote, Banbury, Oxon, OX15 4GH



ROUND & JACKSON
ESTATE AGENTS





A superb four bedroom detached house with garage, off road car parking with spacious accommodation located within the popular Longford Park development on with south side of town. Located within close proximity to local schooling and amenities.

The Property

35 Hobby Road, Bodicote is a beautifully presented detached house which is pleasantly located towards the edge of this highly regarded modern development. Constructed by Barratts in 2017 by Barratt Homes, the property has spacious accommodation arranged over two floors. On the ground floor there is an entrance hallway, dual aspect sitting room, cloakroom W.C, dining room and a spacious kitchen/diner. On the first floor there are four bedrooms with an en-suite to the master and a family bathroom. Externally there is a gravelled front garden and an enclosed garden to the rear which is laid to lawn with both decked and paved seating areas. There is also a single garage with parking in front for two vehicles to the foot of the garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A central hallway with a cupboard housing the hot water cylinder, stairs to the first floor, and doors to the dining room sitting room and kitchen/diner.

Sitting Room

A dual aspect reception room with a window to the front aspect and double doors leading to the rear garden.

Dining Room

With dual aspect windows to the side and front aspect with ample space for dining furniture or could be used as a family/play room or study.

Cloakroom/W.C

Wash hand basin and WC.

Kitchen/Diner

A bright and beautifully presented room which is fitted with a range of modern eye level cabinets, base units and drawers with work surfaces over and attractive tiled splashbacks. There is an integrated single oven, washing machine, dishwasher, four ring gas hob with an extractor hood over. The kitchen island is not fixed and there is therefore ample space for dining furniture. There are two windows to the side aspect, one to the rear and double doors to the side leading to the rear garden.

First Floor Landing

Hatch to loft space, window to the rear aspect and doors to all first floor accommodation.

Master Bedroom

A spacious double room with dual aspect windows to the side and front aspect and door to the en-suite.

En-Suite

Fitted with a walk in double shower cubicle, vanity unit, W.C and window to the side aspect. There is a heated towel rail and modern tiled splashbacks and flooring.



Bedroom Two

A double bedroom with dual aspect windows to the front and side aspect.

Bedroom Three

A double bedroom with a window to the front aspect.

Bedroom Four

A single bedroom with a window to the rear aspect.

Family Bathroom

A modern bathroom fitted with a white suite comprising a panelled bath with mixer shower and rainfall shower over, wash hand basin, W.C and a heated towel rail. There are attractive tiled splashbacks and flooring.

Outside

The rear garden is predominantly laid to lawn with a patio area adjoining the property, a decked seating area to the foot of the garden with a path leading to access of the garage and off road car parking with a Hypervolt 7kw type 2 tethered charger. A particular feature is the walled perimeter which provides a surprising private aspect. To the front of the property there is gravelled area of garden and a path leading to the front door.



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. Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed southwards via the Oxford Road and continue for approximately one mile past 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. Continue for a short distance and the property will be found on your right hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E.

Viewings

Strictly by prior arrangement with Round & Jackson.

Agents Notes

The current vendors have advised there is an annual service charge of £140.

Asking Price: £450,000

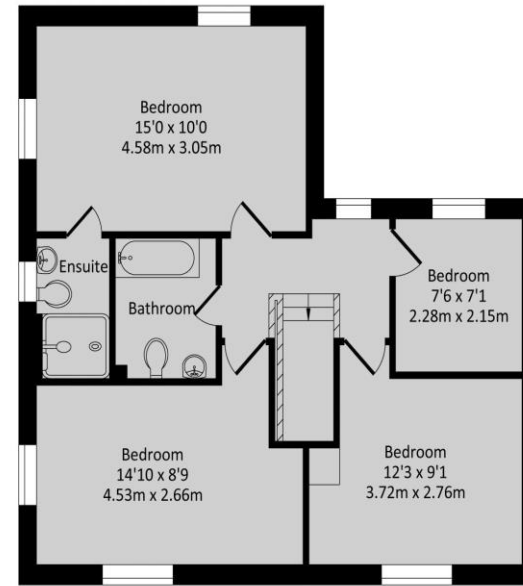
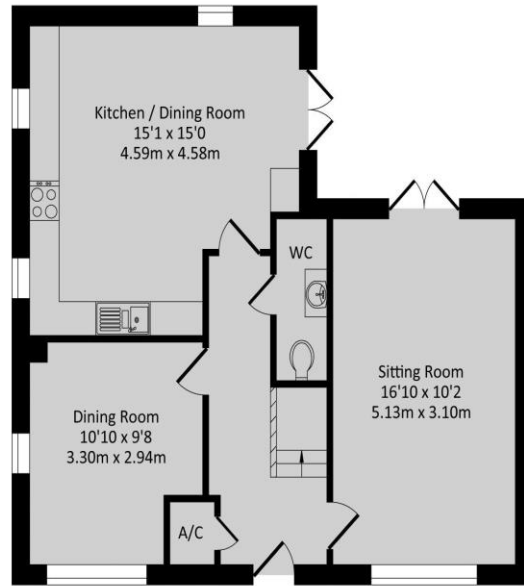
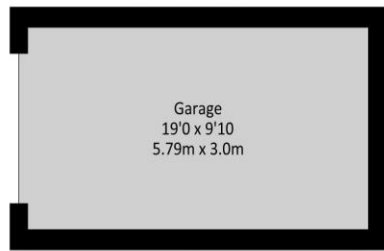


Garage
Approx. Floor
Area 187 Sq.Ft.
(17.4 Sq.M.)

Ground Floor
Approx. Floor
Area 596 Sq.Ft.
(55.4 Sq.M.)



First Floor
Approx. Floor
Area 596 Sq.Ft.
(55.4 Sq.M.)



Total Approx. Floor Area 1379 Sq.Ft. (128.2 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 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.