



Swift Drive  
Bodicote





# 67 Swift Drive, Bodicote

Banbury, Oxon, OX15 4GQ

£325,000

A very well presented three bedroom semi detached house located on the sought after Longford Park development and close to amenities.

EPC RATING - A.

## The property

67 Swift Drive, Bodicote is a three bedroom semi detached house which is located within this popular development in Bodicote and is close to a good range of amenities.

Constructed in 2015 by Bovis Homes the property has spacious accommodation which is arranged over two floors with modern decoration throughout and high quality fittings in the kitchen and bathrooms.

Externally there is a driveway to the side which provides off road parking and leads into a large garage and to the rear there is a pleasant garden.

A floorplan has been prepared to show the room sizes and the layout. Some of the main features include:

## Entrance Hallway

Stairs to the first floor, doors into the sitting/dining room and cloakroom, attractive tiled flooring.

## Cloakroom

Wash hand basin and W.C. Tiled flooring.

## Sitting/Dining Room

A large reception room with ample space for a range of living and dining furniture, double doors leading into the rear garden and further window to the side aspect. large opening directly into the kitchen.

## Kitchen

Fitted with modern, high gloss eye level cabinets and base units and drawers with worktops over, one and a half bowl sink with drainer and window to the front aspect. Fitted with a range of integrated appliances including an oven, a four ring gas hob with extractor fan over, a fridge/freezer, washing machine, dishwasher and water softener.

## Master Bedroom

A double bedroom with built-in wardrobes, a window to the front and door leading into the en-suite which is fitted with a modern white suite comprising double shower cubicle with mixer shower, toilet and wash basin and attractive tiling. Window to the front.

## Bedroom Two

A double room with window to the rear aspect.

## Bedroom Three

A good sized single room with window to the rear aspect.

## Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, toilet and wash basin. Hi spec tiling to walls and floor, heated towel rail and window to the side aspect

## Outside

To the side of the property there is a driveway which gives access to the garage. The rear garden is laid to lawn and has a paved patio adjoining the house with a solar shade above the patio doors and a pathway giving access to the rear of the garage.

### Garage

A single garage with an up and over door to front and a personal door to the garden.

### Directions

From Banbury Cross proceed southwards via the Oxford Road and continue for just over a mile and past the petrol station on your left. At the traffic lights turn left into the Longford Park development and continue on this road and past the primary school and bear right into Songthrush Road. Continue along for a short distance and then turn left into Swift Drive where number 67 will be found on your right after a short distance and can be recognised by our for sale board.

### Situation

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. Longford Park This popular new development has a wide range of amenities including the Longford Park primary school and a community hall. A community park is currently under construction which will link phase three and phase four and there is to be a shopping parade and public house included within the development.

### Services

All mains services connected. Solar panels installed in 2021.

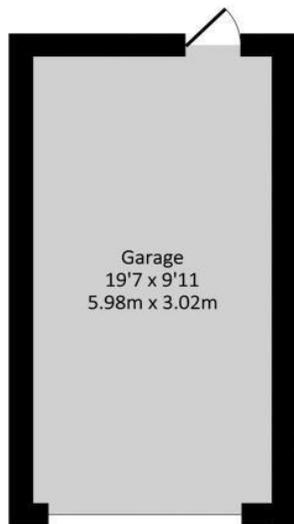
### Local Authority

Cherwell District Council. Council tax band D.

### Viewings

Strictly by prior arrangement with Round & Jackson.

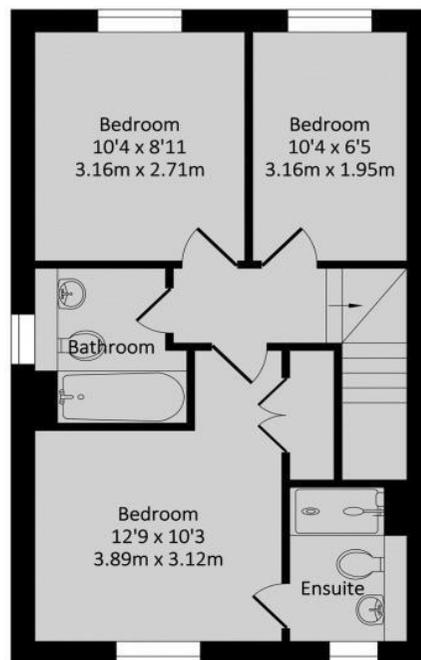
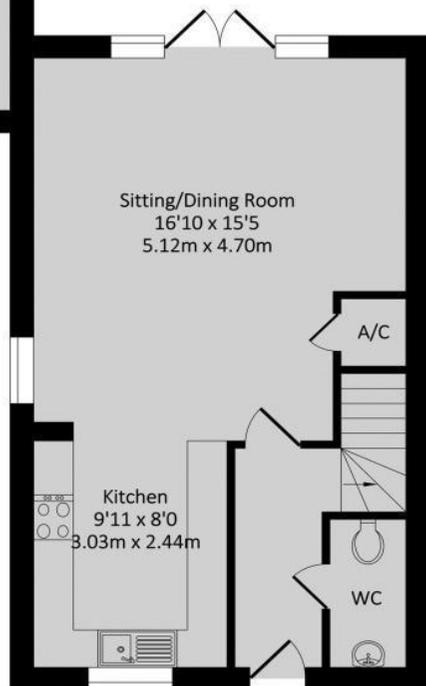




Ground Floor  
Approx. Floor  
Area 607 Sq.Ft.  
(56.43 Sq.M.)



First Floor  
Approx. Floor  
Area 412 Sq.Ft.  
(38.30 Sq.M.)



Total Approx. Floor Area 1020 Sq.Ft. (94.73 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



Score	Energy rating	Current	Potential
92+	A	99 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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