



1 Maiden Road, Bodicote
Banbury, Oxon, OX16 9UJ



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented three-bedroom detached home with a landscaped garden, ideally situated close to shops, schools and local amenities within this highly sought-after modern development on the edge of Bodicote.

The property

This attractive property offers well-proportioned accommodation throughout and is perfect for families and professionals alike. The ground floor comprises a welcoming entrance hall, a spacious living room, and a stylish kitchen/dining room with views over the rear garden, providing an ideal space for both everyday living and entertaining. There is also a ground floor cloakroom. Upstairs, the property benefits from three generously sized bedrooms, including a Master bedroom with en-suite, along with a modern family bathroom. Outside, the landscaped rear garden is beautifully maintained and offers a private space to relax and enjoy. To the side, there is driveway parking for two cars. The property is perfectly positioned to enjoy the best of both town and country living, with a variety of scenic countryside walks nearby and two well-regarded local pubs within easy reach. Bodicote itself offers a strong sense of community along with excellent access to Banbury town centre, transport links, shops and highly regarded schools. The property also benefits from approximately five years remaining on the NHBC warranty, providing additional peace of mind for prospective purchasers.

Hallway

A central hall with tiled flooring, stairs to the first floor and doors to all ground floor accommodation.

Sitting Room

The sitting room is a bright and spacious dual aspect reception room, with windows to the front and side allowing for plenty of natural light. The room offers ample space for a range of furniture, creating a comfortable and versatile living area ideal for both relaxing and entertaining.

Kitchen/Dining Room

The kitchen/dining room is a lovely, modern room fitted with an attractive range of shaker style wall and base units with complementary work surfaces incorporating a sink and drainer. Integrated appliances include a fridge-freezer, oven, hob with extractor over, dishwasher and washing machine. There is ample space for a table and chairs, making this an ideal room for family dining and entertaining, and double doors open directly onto the rear garden.

Cloakroom

Beautifully decorated and fitted with a wash hand basin and a low level WC.



First Floor Landing

A central landing with a hatch to the loft space, a storage cupboard and doors to all first floor accommodation.

Master Bedroom

A double room with attractive wood panelling, space for a wardrobe and a modern en-suite shower room.

Bedroom Two

A double room with a window to the front.

Bedroom Three

A single room with a window to the side.

Family Bathroom

Fitted with a modern suite comprising a panelled bath with a shower over, wash hand basin and low level WC. Attractive tiling and heated towel rail.

Outside

The garden is beautifully landscaped and predominantly laid to lawn, with well stocked flower and plant borders. A paved patio adjoins the house, offering an ideal space for outdoor dining and entertaining, with a further paved seating area positioned at the foot of the garden to enjoy the surroundings. To the rear of the property there is a driveway providing off-road parking for two vehicles.



Situation

Bodicote is a popular and thriving village located approximately one and a half miles south of Banbury, offering a strong sense of community and an excellent range of local amenities. The village is home to a number of well-supported community groups, including Bodicote Cricket Club and the Bodicote Players amateur dramatics society. Everyday amenities within the village include a Post Office and convenience shop, the well-regarded Cotefield Garden Centre, two traditional public houses, and Bishop Loveday Church of England Primary School. There is also a village hall, Banbury Rugby Club, and the Kingsfield sports and recreation area, which features open green space and a children's playground. For leisure and fitness, Bannatyne's Health and Leisure Club is close by, and there is a regular bus service providing easy access to Banbury town centre. In addition, Wykham Park Farm Shop and the popular Farm & Table restaurant, located on nearby Wykham Lane, offer excellent local produce and dining options. Banbury train station is just a 5 minute drive and provides regular access to London, Oxford and Birmingham.

Local Authority

Cherwell District Council. Council tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

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 where the property and continue straight ahead where the property will be found on your right.

Services

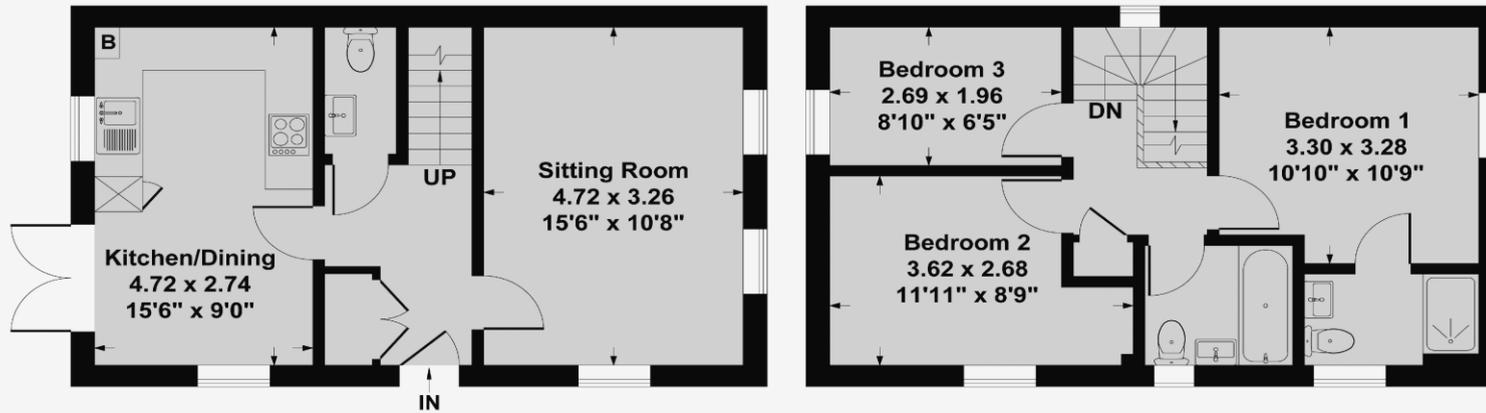
All mains services connected.

Tenure

A freehold property.

Asking Price: £390,000





Ground Floor

First Floor

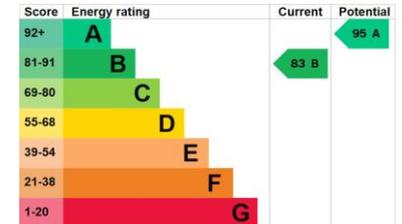
Ground Floor Approx Area = 38.27 sq m / 412 sq ft

First Floor Approx Area = 38.27 sq m / 412 sq ft

Total Area = 76.54 sq m / 824 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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