



4 Ash Drive  
Bodicote





# 4 Ash Drive

## Bodicote, OX15 4GY

£290,000

A very well presented three bedroom Taylor Wimpey built family home which is located at the end of a quiet cul-de-sac within the popular Longford Park development on the south side of town.

### The Property

4 Ash Drive, Bodicote is a very well presented, Taylor Wimpey built, three bedroom family home. The property benefits from a drive through garage and driveway parking and has a good sized private rear garden. The property is located at the end of a quiet cul-de-sac with a pleasant outlook over playing fields with countryside walks on your door step. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, W.C and good sized kitchen diner. On the first floor there are three bedrooms with en-suite to master, and a family bathroom. There is an open back garage to the side with driveway parking behind and a good sized rear garden. 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 currently open plan leading into the sitting room as the internal door has been removed. This has been kept and could easily be reinstated. Plenty of space for coats and shoes and good quality oak effect flooring throughout and continuing up the stairs.

### Sitting Room

A nice sized sitting room with window to the front aspect and door leading into the kitchen. Continuation of the good quality oak effect flooring.

### W.C

A good sized W.C which is fitted with a white suite comprising toilet and hand basin. Attractive tiled splash backs and continuation of the good quality oak effect flooring.

### Kitchen/Diner

Another good sized room and fitted with a range of shaker style cabinets with worktops over. Inset stainless steel sink with drainer and fitted with a number of electrolux integrated appliances including oven, four ring gas hob, extractor hood, fridge freezer, dish washer and washer dryer. There are attractive tiled splash backs and plenty of space for a table and chairs. The oak effect flooring continues with french doors leading into the garden. There is a large under stairs cupboard and internal doors leading into the W.C and sitting room. There is a wall mounted gas fired boiler for the heating and hot water systems.

### First Floor Landing

Doors to all first floor rooms, loft hatch providing access to the roof space which isn't boarded and doesn't have a ladder or lighting. Continuation of the oak effect flooring in keeping with the rest of the house.

### Bedroom One

A nice sized double bedroom with window to the front aspect and door leading into a well fitted en-suite which comprises corner shower, toilet and wash basin. Attractive tiled splash backs, tiled flooring and window to the front aspect. The bedroom has carpets fitted.

### Bedroom Two

A double bedroom with window to the rear aspect and fitted carpet.

### Bedroom Three

A good sized single bedroom with window to the rear aspect and oak effect flooring.

## Family Bathroom

Fitted with a white suite comprising panelled bath with mixer shower over, toilet and wash basin. Attractive tiled splash backs and oak effect flooring.

## Garage

A single garage with up-and-over door to the front and open at the back allowing vehicular access to driveway parking behind the garage for one vehicle.

## Outside

Outside to the rear there is a larger than average lawned garden with paved patio and further decked seating area at the foot of the garden with planted borders. There is a gravelled area to one side which is ideal for a shed and gated access to the parking area behind the garage. To the front of the property there is a paved pathway leading to a canopy porch with a gravelled, low maintenance front garden with pleasant views across playing fields with pathway leading to the newly finished country park.

## Directions

From Banbury Cross proceed in a Southerly direction to-wards 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 and turn left when you see the school, take the next road on the right into Bramble Crescent and then bear right where the road splits. Turn right at the end of the road where number 4 will be found immediately on your right.

## 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.

## Services

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

## Local Authority

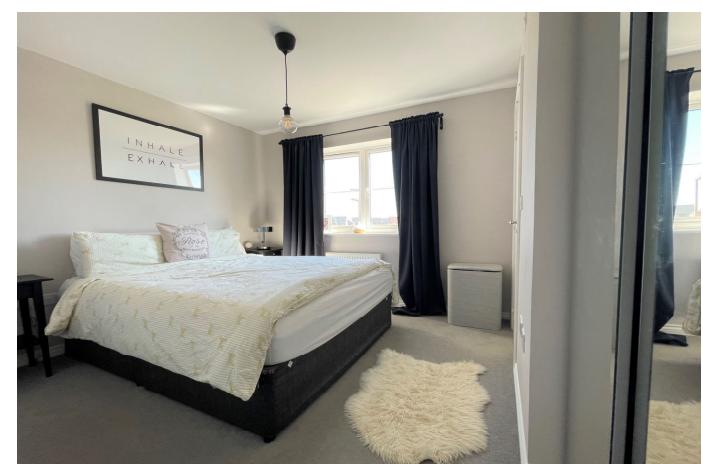
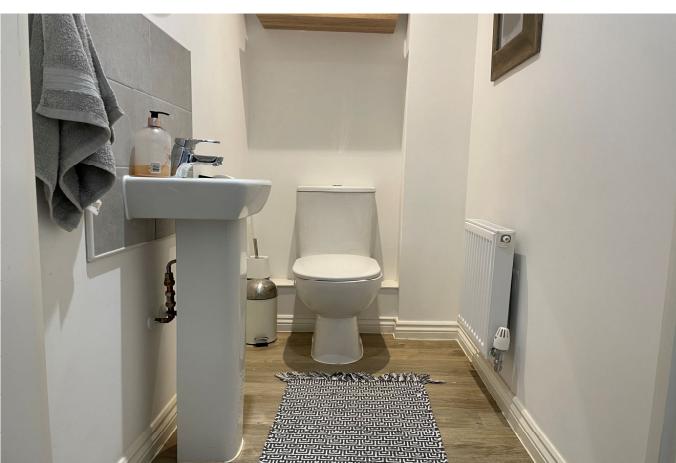
Cherwell District Council. Tax band D.

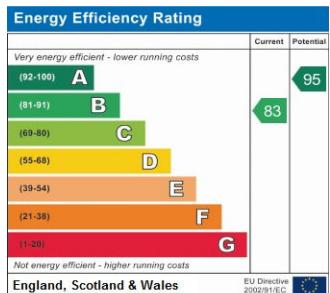
## Viewing Arrangements

By prior arrangement with Round & Jackson.

## Tenure

A freehold property.





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