



42 Molyneux Drive  
Bodicote, OX15 4AP



ROUND & JACKSON  
ESTATE AGENTS









A three-bedroom detached family home which has been greatly extended and has a large rear garden, and driveway parking for several vehicles. The property is located within the popular village of Bodicote close to local schooling and amenities.

#### The property

42 Molyneux Drive, Bodicote is greatly extended, three-bedroom, detached family home with a large rear garden, and a large driveway to the front which provides parking for several vehicles. The property has been greatly extended to the side and rear and would make a great family home. The property is located within the heart of the popular village of Bodicote, within easy walking distance to local shops, amenities and countryside walks. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, W.C./Shower Room, large sitting room, kitchen, dining room, garden room, utility room and a ground floor study. On the first floor there is a landing, three good size bedrooms and a family bathroom. Outside to the rear there is a lovely lawned garden with a paved patio area and a wooden shed. To the front there is a large impression concrete driveway which provides parking for several vehicles. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

Doors leading into the sitting room, W.C and shower room. Stairs rising to the first floor and there are two built-in under stairs storage cupboards.

#### Sitting Room

A spacious sitting room with a window to the side aspect and a sliding door leading into the garden room. There is a further door into the kitchen and dining room, and there is a fitted log burning stove.

#### Kitchen

A spacious kitchen which is fitted with a range of shaker style cabinets with granite worktops over. There is a window to the front aspect and a door to the side. Inset sink and drainer, five ring gas hob, extractor hood, electric double oven, wine cooler, dishwasher and space for a free-standing fridge-freezer. There is a heated towel rail/radiator, tiled flooring and tiled splash backs.

#### Ground Floor W.C/ Shower Room

A useful room which is fitted with a white suite comprising of a large shower cubicle, toilet and wash basin. There is storage beneath the sink and a window to the front aspect. Floor to ceiling tiles and a heated towel rail/radiator.

#### Garden Room

A really useful addition to the property with wood effect flooring, fitted blinds and French doors leading into the garden.

#### Dining Room

Forming part of a side extension, a very useful room currently used as a dining room with a window to the rear and door into the study/utility area. Wood effect flooring throughout.

#### Utility Room

A useful area located between the study and dining room with space and plumbing for a washing machine and space for a tumble dryer. There is worktop space, built-in cupboards and a further storage cupboard. Door leading into the study.

#### Study

A good size study/home office with a window to the front aspect.

#### First Floor Landing

Doors to all the first floor rooms, window to the side aspect and a built-in cupboard housing the gas fired combination boiler. Loft hatch to the roof space which is partially boarded with a light and ladder fitted.



### Bedroom One

A large double bedroom with windows to the rear and side aspects. Fitted wardrobes to one wall.

### Bedroom Two

A double bedroom with a window to the front aspect.

### Bedroom Three

A good size single bedroom with a window to the side aspect.

### Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin with storage beneath. Window to the front aspect, floor to ceiling tiling and a heated towel rail/radiator.

### Outside

To the rear of the property there is a lovely lawned garden with a paved patio adjoining the house. There is a pathway leading to the foot of the garden with lawned sections to both sides, a wooden outbuilding and established trees and shrubs. Gated access to the side and an outside tap is fitted. To the front of the property there is an impression concrete driveway providing parking for several vehicles, and gated access to the side. There is a lawned section with trees and shrubs and a useful fenced-off area which is ideal for wheelie bin storage. Fitted Ohme EV charging point.

### 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, farm shop, a short distance away, garden centre with cafe, two public houses, 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.

### Directions

From Banbury Cross proceed in a southerly direction towards Oxford (A4260) for approximately one mile. Travel under the Bodicote flyover bridge and turn right into Weeping Cross shortly after passing the first set of traffic lights and then take the second turning on the left into Molyneux Drive. Follow the road for a short distance and round to the the right ascending the hill, the property will be found on the left hand side.

### Services

All mains services connected. The gas fired boiler is located in the first floor landing cupboard.

### Local Authority

Cherwell District Council. Council tax band D.

### Viewing

Strictly by prior arrangement with Round & Jackson.

### Tenure

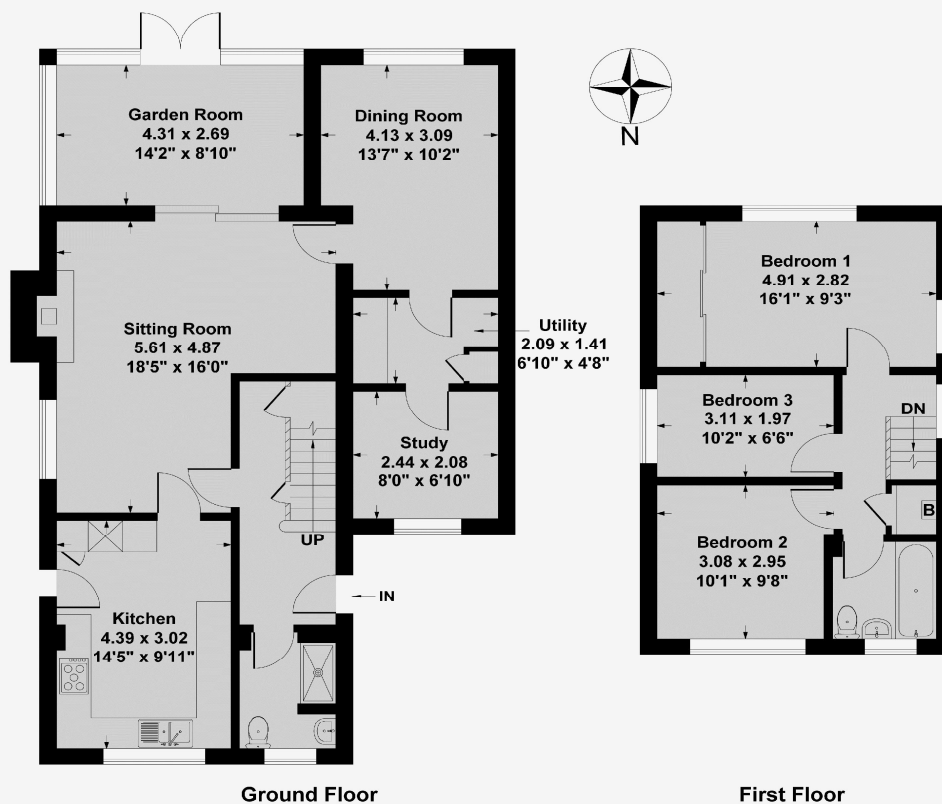
A freehold property.

**Asking Price: £435,000**



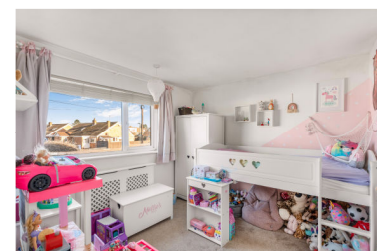






**Ground Floor Approx Area = 88.91 sq m / 957 sq ft**  
**First Floor Approx Area = 39.15 sq m / 421 sq ft**  
**Total Area = 128.06 sq m / 1378 sq ft**

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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