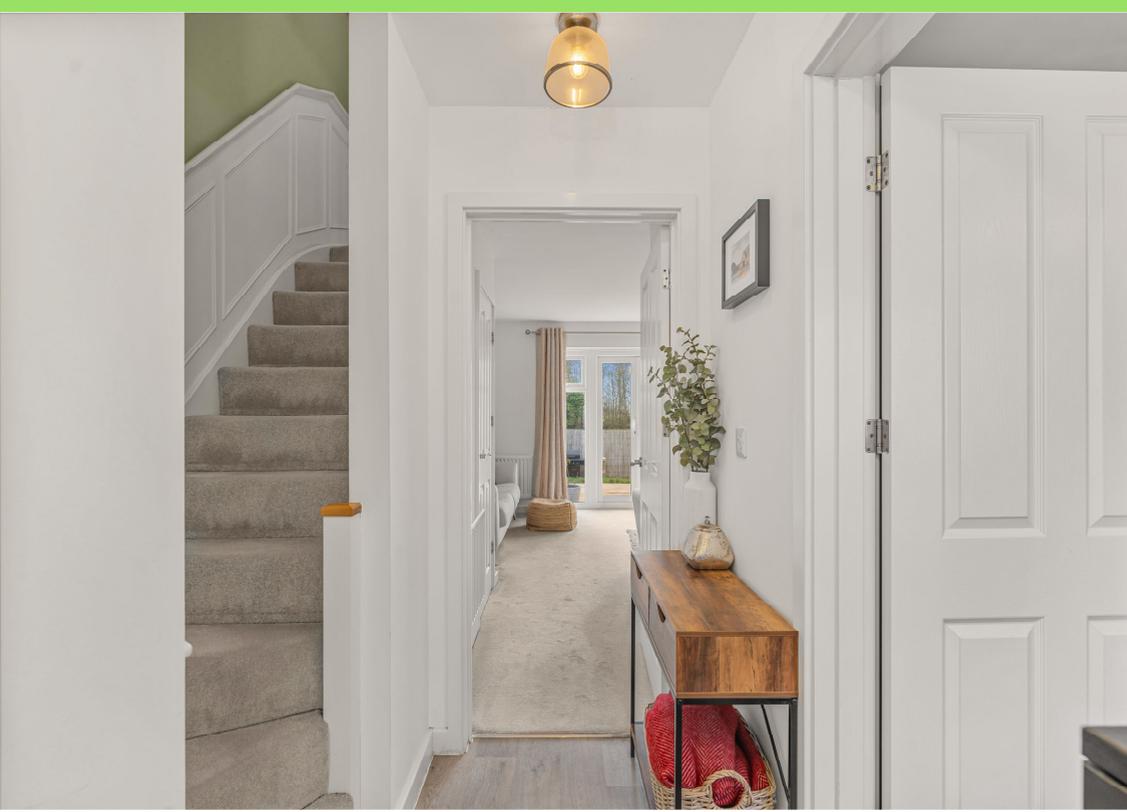




4 Yeoman Close  
Bodicote, OX15 4UF



ROUND & JACKSON  
ESTATE AGENTS





**A beautifully presented three-bedroom semi-detached family home, built by Crest Nicholson in 2020, offering driveway parking for two vehicles, a single garage and a private rear garden. Situated in the popular village of Bodicote, close to local shops and amenities, the property is in lovely order throughout and ideal for modern family living.**

#### **The Property**

4 Yeoman Close, Bodicote is a well-presented three-bedroom semi-detached family home built by Crest Nicholson, enjoying a pleasant position in the popular village of Bodicote. The property benefits from driveway parking, a single garage and a private rear garden, and is conveniently located opposite Bannatyne's Health Club & Spa. There are excellent bus links into Banbury and Oxford, along with well-regarded local schooling and village amenities close by. The ground floor offers a welcoming entrance hallway with stairs rising to the first floor and doors leading to all principal rooms. The sitting room is a bright and spacious reception area with French doors opening directly onto the rear garden and a useful under-stairs storage cupboard. To the front of the property is a light and airy kitchen/diner, fitted with modern Shaker-style units and integrated appliances, providing ample space for everyday dining and entertaining. A convenient cloakroom completes the ground floor accommodation. To the first floor, the landing provides access to three-bedrooms and the family bathroom, as well as a useful storage cupboard and loft access.

The principal bedroom is positioned to the rear and benefits from a built-in wardrobe and an en-suite shower room. Bedroom two is a comfortable double with a front aspect, while bedroom three overlooks the rear garden. The family bathroom is fitted with a contemporary white suite. Externally, the rear garden offers a paved patio adjoining the house, ideal for outdoor dining, with a lawned area beyond leading to a decked seating space at the foot of the garden. There is gated side access to the driveway and a personal door into the garage. The single garage is fitted with power and lighting and sits alongside the driveway, which provides off-road parking for at least two vehicles. 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, doors to the sitting room, kitchen/diner and WC, with wood-effect vinyl flooring.

#### **Sitting Room**

A spacious, bright and airy reception room with French doors opening onto the rear garden, ample space for furniture and a large under-stairs storage cupboard.

#### **Cloakroom W.C**

Fitted with a white suite comprising toilet and wash basin, tiled splash backs and continuation flooring from the hallway.

#### **Kitchen/Diner**

A light-filled room with a front aspect window and space for a table and chairs. Fitted with navy Shaker-style units, worktops and tiled splash backs. Inset sink and integrated fridge freezer, washing machine and dishwasher, electric oven, four-ring gas hob and extractor hood, with wood-effect vinyl flooring throughout.

#### **First Floor Landing**

Doors to all first-floor rooms, loft access (partially boarded with light and ladder), a large built-in cupboard housing the Potterton gas-fired boiler, and attractive paneling to the stairwell wall.

#### **Bedroom One**

A generous principal bedroom with rear aspect window, paneled feature wall, built-in wardrobe and door to the en-suite which is fitted with a white suite including a large walk-in shower, toilet and wash basin, heated towel rail, tiled splash backs and vinyl flooring.

#### **Bedroom Two**

A double bedroom with front aspect window and space for furniture.

#### **Bedroom Three**

A further double bedroom with rear aspect window.



### Family Bathroom

Fitted with a white suite comprising paneled bath with shower over, toilet and wash basin, complemented by upgraded floor-to-ceiling tiling, heated towel rail and front aspect window.

### Garage

Single garage with power and lighting, up-and-over door to the tarmac driveway providing parking for at least two vehicles and further pedestrian access door to the side.

### Outside

To the rear there is a generous paved patio adjoining the house with outside tap, sleeper-edged planted borders and lawned area leading to a decked seating area at the foot of the garden. Gated side access to the driveway and personal door into the garage. To the front there is a canopy porch with central pathway and a well-stocked planted border.

### 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, a farm shop, 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, and a bus service to and from Banbury town centre.

### Directions

From Banbury town centre proceed southwards via the Oxford Road. Continue past Sainsbury's supermarket and head out of the town and beneath the flyover bridge. Continue for approximately half a mile and through the traffic lights where the turn for Cotefield Drive will be seen on your right opposite Bannatyne's health Spa. Continue into the development and turn left into Seedling Road and then left again into Russell Street, follow the bend and then turn left again into Yeoman Close where number 4 will be found on your right-hand side.

### Services

Services All mains' services connected. The Ideal gas fired boiler is located in the landing cupboard.

### Local Authority

Cherwell District Council. Tax band D.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson

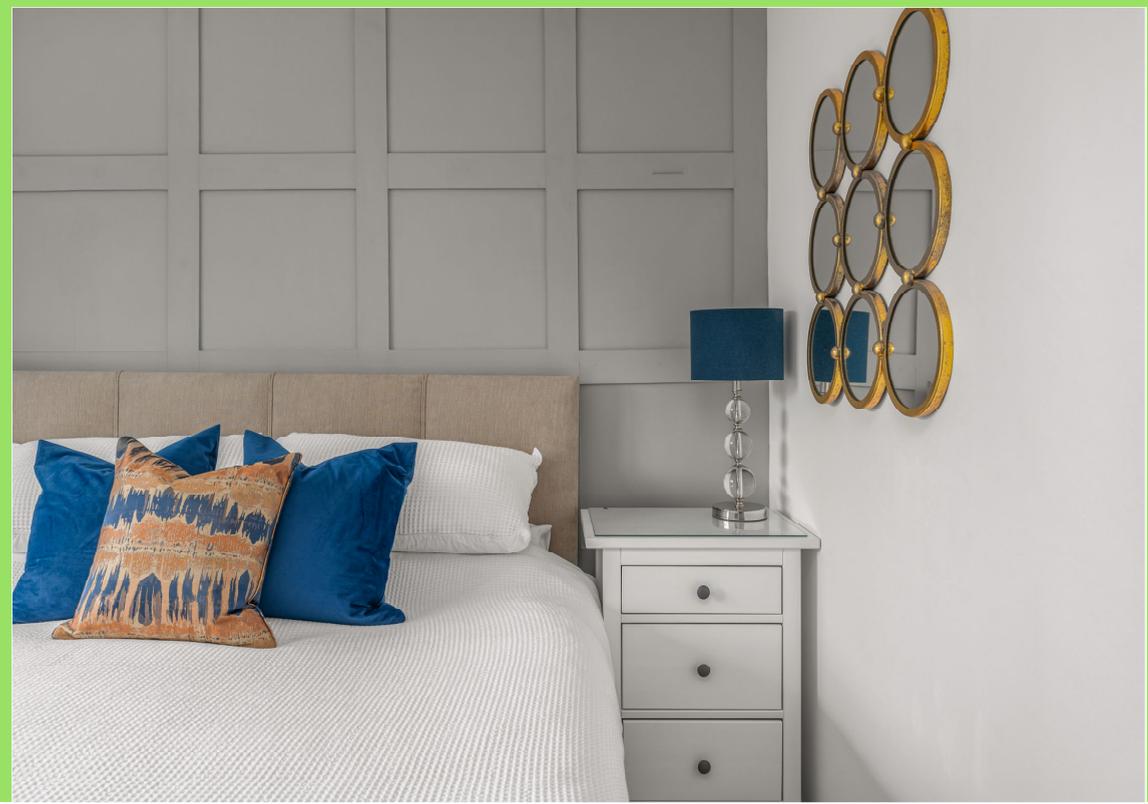
### Tenure

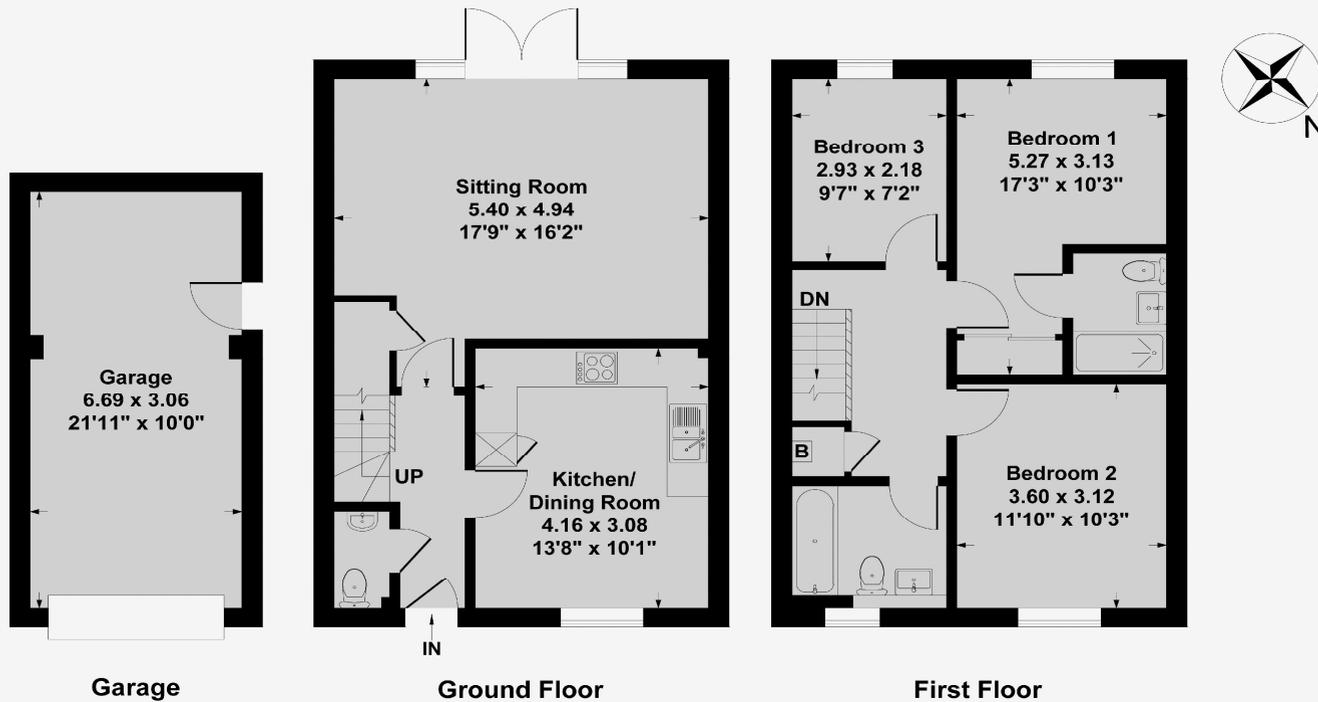
A freehold property

### Agents Note

There is a service charge for the development, which is currently £133.94, twice a year. The management company is Specialist Property Asset Management.

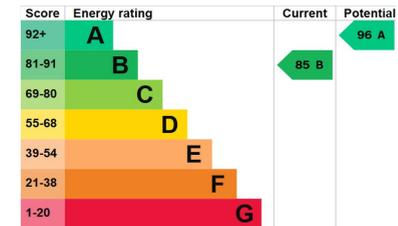
**Asking Price: £385,000**





**Ground Floor Approx Area = 45.98 sq m / 495 sq ft**  
**First Floor Approx Area = 45.98 sq m / 495 sq ft**  
**Garage Approx Area = 20.47 sq m / 220 sq ft**  
**Total Area = 112.43 sq m / 1210 sq ft**

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