



5 Freemans Road  
Bodicote, OX15 4DT



ROUND & JACKSON  
ESTATE AGENTS









A three-bedroom, semi-detached chalet bungalow with a private rear garden, a garage and driveway parking. Located within the popular village of Bodicote, close to local schooling and amenities. The property provides no onward chain.

#### The property

5 Freemans Road, Bodicote is a three-bedroom, semi-detached, chalet style house which is pleasantly located in the heart of the village, close to amenities and open countryside. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, shower room, bedroom, sitting room and kitchen breakfast room. On the first floor there are two good size bedrooms and a family bathroom. Outside to the rear there is a well maintained, private lawned garden with well stocked plant borders and there is a small patio adjoining the house. To the front of the property there is a good size lawned garden with established bushes and a driveway providing parking for up to two vehicles. To the side of the property there is a single garage, with a useful utility area, and there is power and lighting fitted. We have prepared floorplan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A spacious hallway with doors leading to the sitting room, downstairs bedroom, kitchen and shower room. There are two good size storage cupboards, one with shelving, and there are stairs rising to the first floor.

#### Ground Floor Shower Room

The wet room is fitted with a shower, a modern white toilet and a wash basin. There is a useful storage cupboard with shelving, and a window to the side aspect.

#### Bedroom Two/Dining Room

A good size double bedroom with a built-in storage cupboard and shelving. A window to the front aspect. This room could be used as a dining room.

#### Kitchen/Breakfast Room

The kitchen is fitted with a range of white fronted cabinets with worktops over, tiled splash backs and there is a breakfast bar area. There is space for a free-standing electric oven, space for an under-counter fridge-freezer and there is a one and a half bowl sink with drainer. Window to the rear aspect and a door leading into the garage.

#### Sitting Room

A large sitting room with plenty of space for furniture and there is a central fireplace with a coal-effect fire. Door leading into the garden.

#### First Floor Landing

Doors leading to all the first floor rooms and there is a useful fitted storage cupboard. There is a loft hatch which provides access to the roof space. Window to the side aspect.

#### Bedroom One

A good size double bedroom with a built-in storage cupboard and there is window to the rear aspect. The Worcester gas fired combination boiler is located in the cupboard.

#### Bedroom Three

A double bedroom with fitted mirror fronted wardrobes. Window to the front aspect.

#### Family Bathroom

Fitted with a light coloured suite comprising of a panelled bath, a toilet and a wash basin. There are tiled splash backs and there is a window to the side aspect.



### Outside

To the front of the property there is a lawned garden with established trees and bushes, along with driveway parking for two vehicles. To the rear of the property there is a private lawned garden with established planted borders and there is a patio area adjoining the property.

### Garage

A good size single garage with a useful utility area where there is space and plumbing for a washing machine. There is an up-and-over door leading onto the driveway and a personnel door leading into the rear garden along with a further door into the kitchen. Power and lighting fitted.

### 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, Cotefield garden centre, 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 the town centre. Wykham Park farm shop and the Farm & Table restaurant are also close by on Wykham Lane.

### 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, just before the flyover bridge, where sign posted for Bodicote. Turn right at the small roundabout, continue over the flyover and straight ahead at the next roundabout into Bodicote on White Post Road. Bear left just after the crossing and continue all the way through the village and turn left into Freemans Road, which is opposite the green. Number 5 will be found immediately on your left hand side.

### Services

All mains services connected. The Worcester gas fired boiler is located in the main bedroom cupboard.

### Local Authority

Cherwell District Council. Council tax band C.

### Viewings

Strictly by prior arrangement with Round & Jackson.

### Tenure

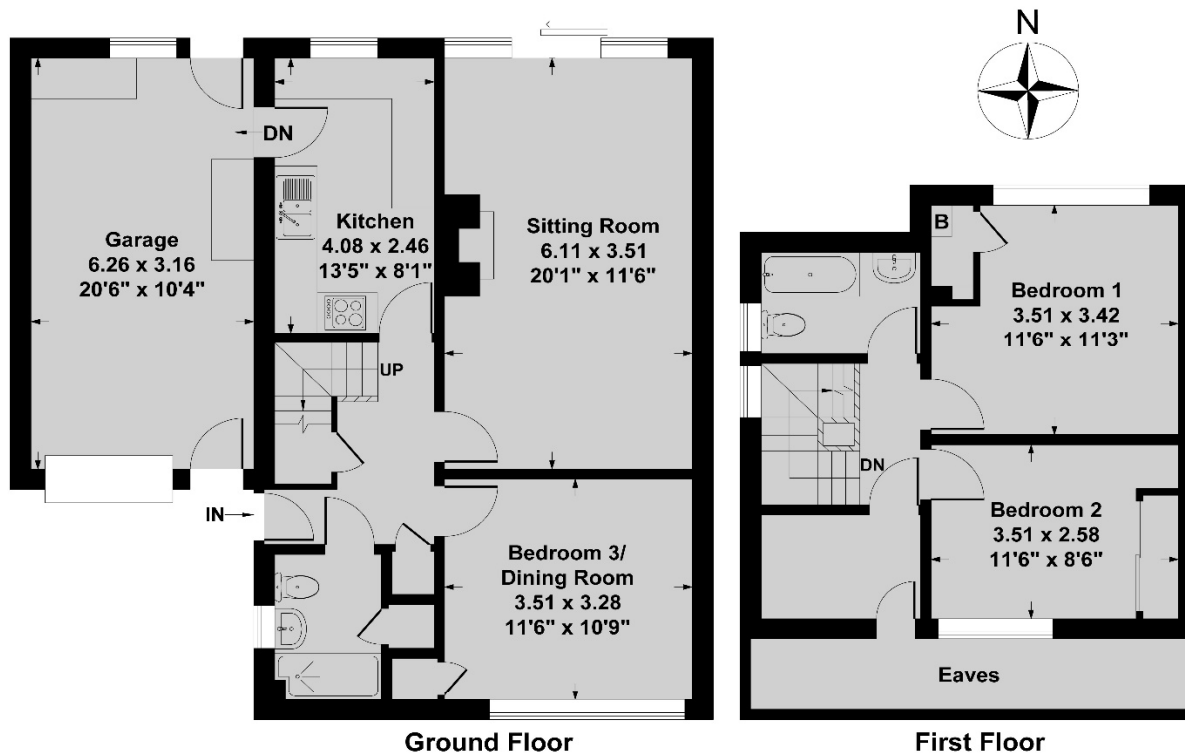
A freehold property.

**Asking Price: £325,000**









**Ground Floor Approx Area = 56.47 sq m / 608 sq ft**  
**First Floor Approx Area = 34.70 sq m / 374 sq ft**  
**Garage Approx Area = 19.30 sq m / 208 sq ft**  
**Total Area = 110.47 sq m / 1190 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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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