



6 Rydes Close

Bodicote, Banbury, OX15 4QJ



ROUND & JACKSON
ESTATE AGENTS





A very well presented four bedroom, detached family home with a double garage and driveway parking. The property is pleasantly located in a tucked-away position within the sought after village of Bodicote close to schooling and amenities.

The Property

6 Rydes Close, Bodicote is a superb and very well presented detached family house which is located within a highly sought after residential neighbourhood close to schooling and amenities. The property has spacious and well laid out accommodation arranged over two floors. On the ground floor there is an entrance porch, hallway, cloakroom/W.C., dining room, sitting room, kitchen/breakfast room and a utility room. On the first floor there is a central landing, three double bedrooms with an en-suite shower room to the master, a single bedroom and a modern family bathroom. Outside of the property to the front there is a small lawned garden area and large driveway which provides parking for several vehicles in front of the double garage. To the rear of the property there is a south facing enclosed and private garden with established plant and shrub borders, a large lawned area and a patio seating area adjoining the house with side access to the front and garage.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Accessed via an entrance porch, a central hallway with doors to all ground floor accommodation, a useful understairs storage cupboard, stairs rising to the first floor and tiled flooring.

Cloakroom/W.C.

Fitted with a W.C., wash hand basin and tiled flooring and splash backs. There is a window to the side aspect.

Dining Room

A spacious reception room with a bay window to the front aspect and window to the side.

Sitting Room

A spacious reception room with a central gas fire place and double doors and windows to the rear garden.

Kitchen/Breakfast Room

Fitted with a range of modern eye level cabinets with base units and drawers, work surfaces over and tiled splash backs and flooring. There is a five ring gas hob with an extractor hood above an integrated dishwasher, double oven, one and a half bowl sink and draining board and space for an American style fridge/freezer. There is a useful breakfast bar and window and double doors opening to the rear garden and door to the utility room.



Utility Room

With space and plumbing for a free standing washing machine and tumble dryer, an inset sink, eye level and base units, a continuation of the tiled flooring, tiled splash backs and door to the rear garden.

First Floor Landing

With doors to all first-floor accommodation, hatch to the loft space, airing cupboard which houses the hot water cylinder and window to the front aspect.

Master Bedroom

A large double bedroom with two double built in wardrobes, a window to the rear aspect and door to the en-suite.

En-Suite

Fitted with a modern suite comprising a large walk in shower with a hand held shower and rainfall shower over, vanity unit, W.C., window to the side aspect and tiled flooring and splash backs.

Bedroom Two

A spacious double bedroom with two built in wardrobes and a window to the front aspect.

Bedroom Three

A double bedroom with a double built in wardrobe and a window to the rear aspect.



Bedroom Four

A good sized single bedroom with a built in wardrobe and fitted wall units with a window to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, W.C., vanity unit, heated towel rail and a window to the rear aspect. There are attractive tiled splashbacks and flooring.

Double Garage

A good size double garage with two up and over doors to the front, a personal door to the side. Power and light connected.

Outside

To the front of the property there is a small area of lawned garden and a driveway which provides off road parking for several vehicles in front of the garage. To the rear of the property there is a pleasant, south facing garden which is predominantly laid to lawn with established tree, shrub and plant borders to provide a good level of privacy. There is a large patio seating area adjoining the house which leads to side access to the garage personal door and gate to the front.

Directions

From Banbury town centre proceed southwards via the Oxford Road and continue past Sainsbury's supermarket. Head out of town and under the flyover bridge and past the petrol station. At the traffic lights turn right into Weeping Cross and then take the second right hand turn into The Rydes and continue along the road for a short distance and take the third turn into the right into Rydes Close. After a short distance, bare left and the property is the second property on your left-hand side.



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 the town centre.

Services

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

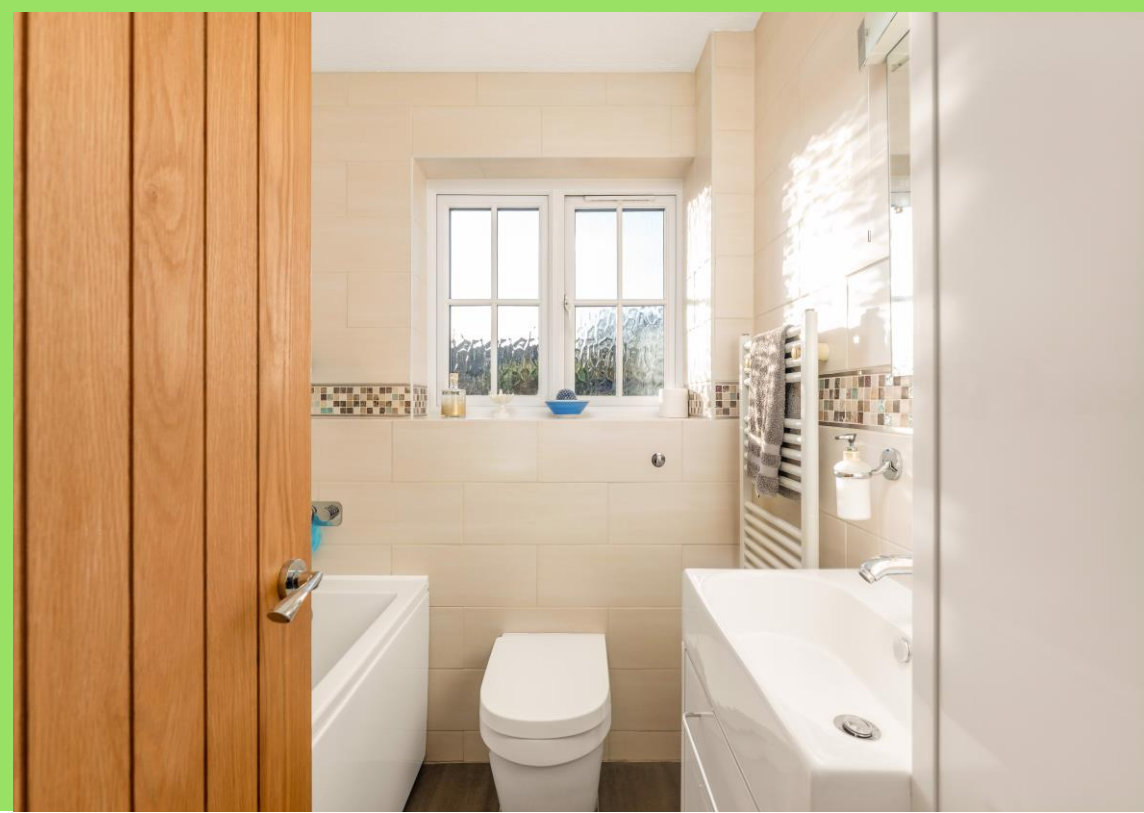
Local Authority

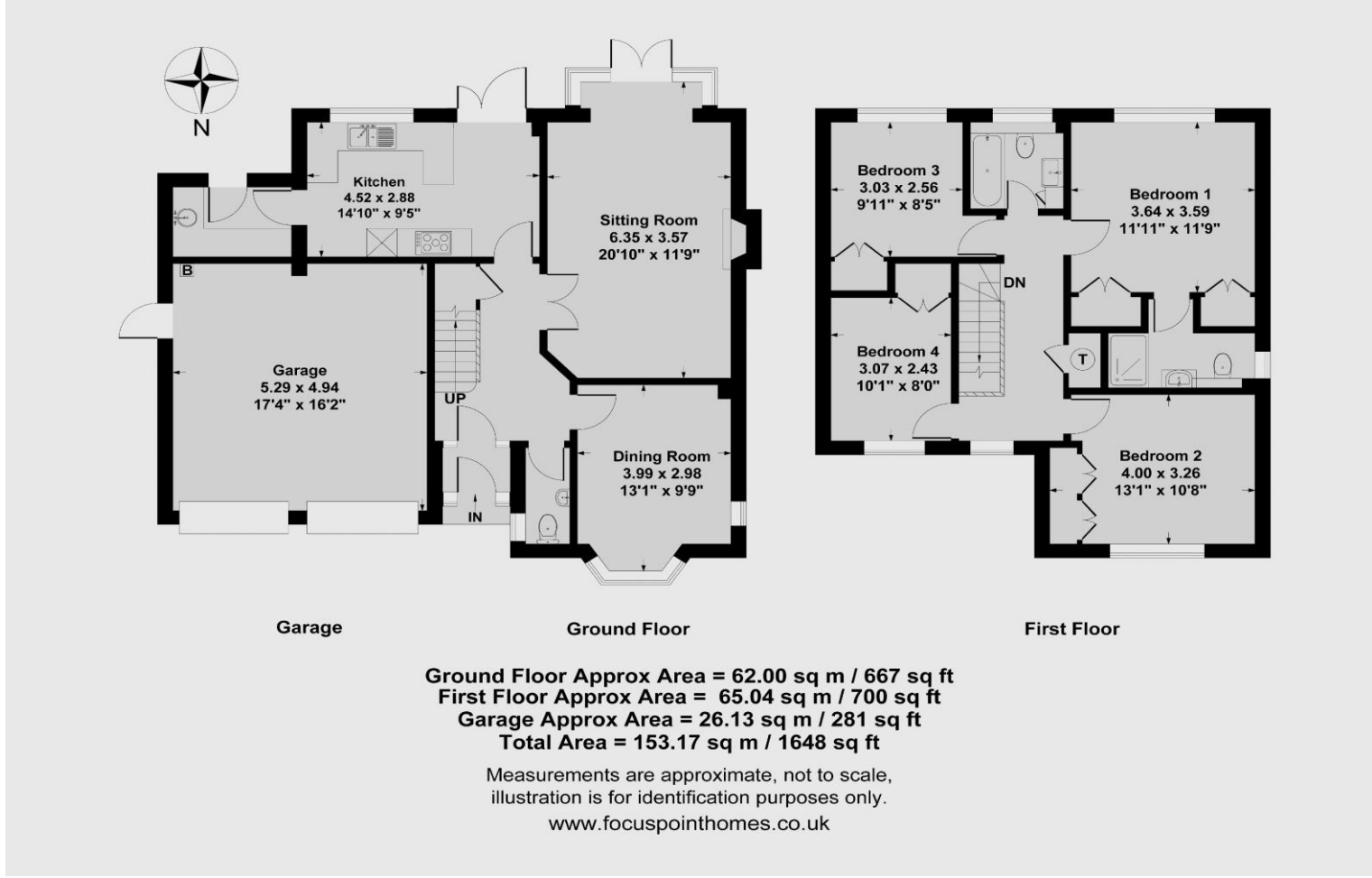
Cherwell District Council. Council tax band F.

Viewings Arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: £600,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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