



## Chestnut House

The Orchards, Weeping Cross, Bodicote, Banbury OX15 4ED

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



## Chestnut House, Weeping Cross, Bodicote, Oxfordshire, OX15 4ED

5 Bedrooms | Sitting Room | Family Room  
Dining Room | Kitchen/Breakfast Room  
Double Garage | Utility Room | Two Ensuites  
Family Bathroom | Dressing Room  
Enclosed Gardens

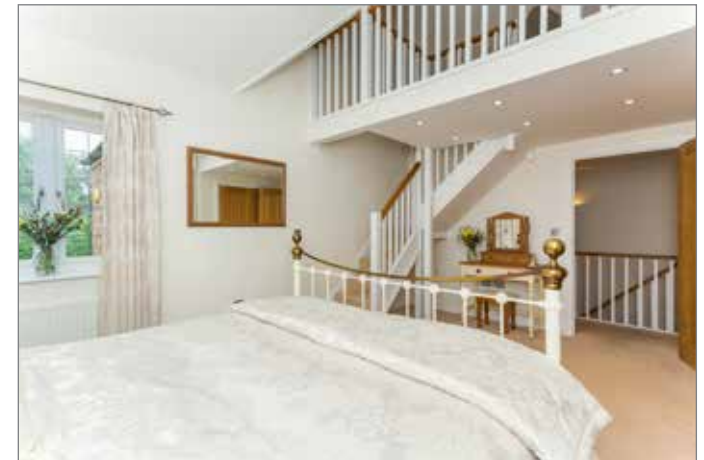
Price £775,000 - Freehold

### Description

A recently built detached family home set within a private gated development of just three executive properties.

Specification - Oak internal doors and decorative cornicings are fitted throughout. The sitting room has a feature brick fireplace with a stone hearth. French doors lead out to the patio. A bespoke Oak fitted kitchen is a real feature of this property, with its central island, limestone flooring, granite work surfaces, Villeroy Boch double Butler sink and Perrin and Rowe tap with separate handheld rinse. The kitchen is fully fitted with high quality brushed stainless steel appliances including a Smeg twin oven, 6-ring Range cooker, American style fridge/freezer, dual drawer integrated dishwasher, wine cooler, integrated vegetable fridge and Bosch microwave.

The hallway and cloakroom are laid with slate flooring. The dining room and family room are laid with Oak flooring and the sitting room is carpeted. A carpeted stairway leads to a gallery landing. All bedrooms have fitted double wardrobes and are carpeted.







The master bedroom benefits from a dressing room and en-suite bathroom comprising limestone wall and floor tiles, white sanitary ware, rolltop boat bath, designer chrome towel rail, walk-in shower with overhead drench shower and wall mounted shower head. The guest ensuite also benefits from walk-in shower and white sanitary ware with porcelain tiles to the walls and floor. The family bathroom has a fitted bath, shower cubicle and white sanitary ware. Security Alarm; outside lighting to front and rear. Electric garage doors with controls. The property holds NHBC build mark warranty.

### Outside

A private driveway leads to the property where there is parking for several vehicles with the addition of an integral double garage. The rear garden is enclosed by closeboard fencing and principally laid to lawn. A paved terrace is adjacent to the property.

### Situation

Bodicote is one of the larger villages within the area. The village has an old centre with period cottages and a parish Church. There have since been more properties built over the years in a variety of styles. In the nearby market town of Banbury there is a comprehensive range of shopping and recreational facilities including the Castle Quay shopping centre and the Spiceball Park leisure centre. There is also a mainline railway station and junction 11 of the M40 motorway.

### Directions

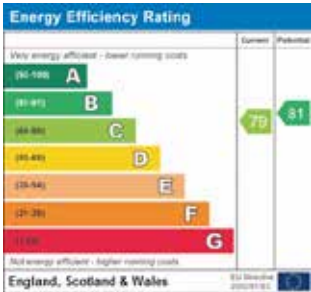
From our Banbury office proceed along North Bar and onto the A4260 Oxford Road. Pass the left hand turning for Bodicote flyover, and take the second right hand turn into Weeping Cross. Chestnut House can be found on the right hand side.

### Local Authority

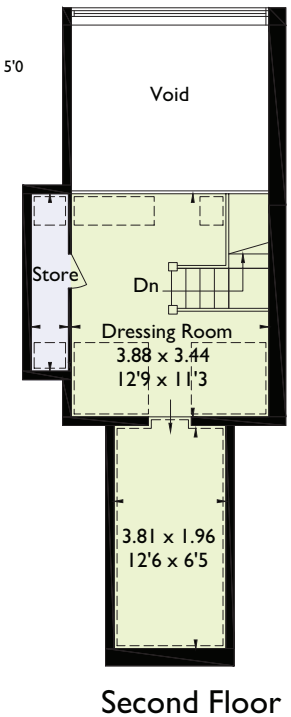
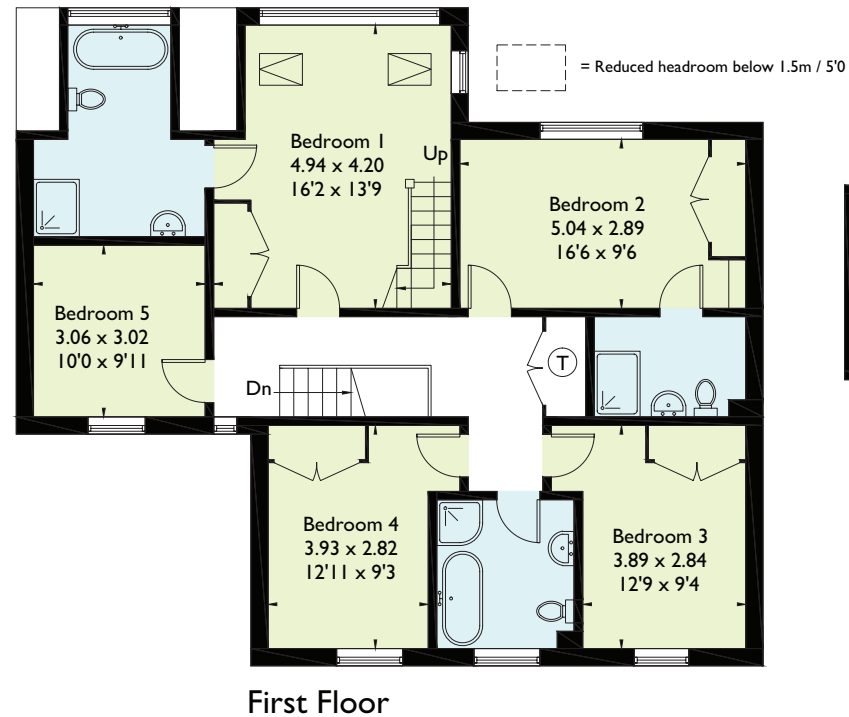
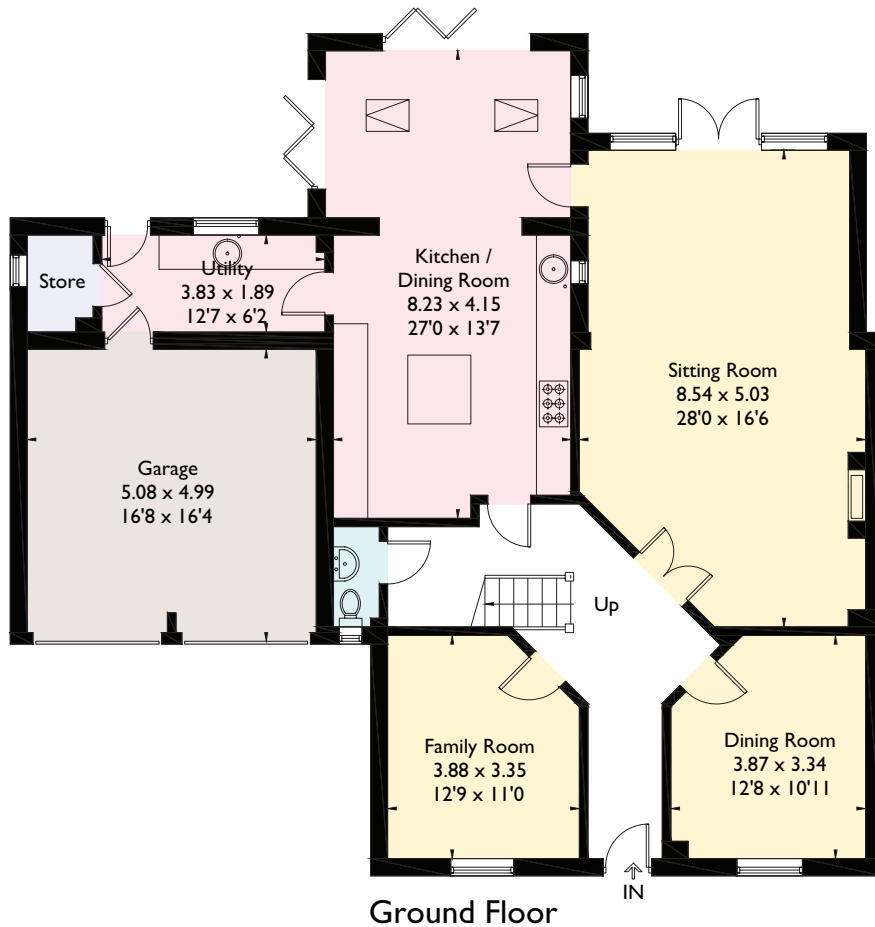
Cherwell District Council

### Viewings

Strictly by appointment with the vendor's sole agents, Hamptons International.



Approximate Gross Internal Area  
283.6 sq m / 3052 sq ft  
(Including Garage & Excluding Void)



For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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Brochure by floorplanz.co.uk