

established 200 years

# Tayler & Fletcher



2 Ashridge Close  
, Banbury, OX16 9UE  
Guide Price £380,000

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# 2 Ashridge Close

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Well-Proportioned Three Bedroom Detached Family Home – Bodicote Chase, Banbury

Situated on the ever-popular Bodicote Chase development, this beautifully presented three-bedroom detached home offers spacious and versatile living ideal for family life. The property features two reception rooms and a generous kitchen/breakfast room, along with three well-sized bedrooms and a modern family bathroom. Additional benefits include a driveway providing parking for two to three vehicles, an established rear garden, a garage, and a useful office space attached to the rear—perfect for home working or hobbies. Conveniently located, the home is close to a wide range of local amenities including shops, reputable schools, and The Chatsworth public house. Banbury town centre and railway station are just over a mile away, making this an excellent location for both daily needs and commuting.

## LOCATION

Banbury is a vibrant market town in North Oxfordshire, offering a perfect blend of historic charm and modern convenience. With excellent transport links via road and rail—including direct trains to London and Birmingham—it's ideal for commuters. The town boasts a range of shops, cafes, restaurants, and leisure facilities, along with well-regarded schools and beautiful surrounding countryside, making it a popular choice for families and professionals alike.

## DESCRIPTION

Located on the desirable Bodicote Chase development, this well-presented and spacious three-bedroom detached home offers ideal family living. The property features two reception rooms, a generous kitchen/breakfast room, three well-sized bedrooms, and a modern family bathroom. Outside, there is driveway parking for two to three vehicles, a mature rear garden, a garage, and a useful office space to the rear.

## ACCOMMODATION

Entrance hall, Cloakroom, Living room, Further reception room, Kitchen, Conservatory, Three good size double bedrooms, Family bathroom, Rear garden, Office space. Garage

## GROUND FLOOR

A well-proportioned entrance hall with wooden flooring leads to the cloakroom, living room, and additional reception room. The cloakroom includes a vanity unit with WC and wash hand basin, towel rail, and obscured side window. The spacious living room features full-length front and side-facing double glazed windows, a radiator, and access to the kitchen and additional reception room. The second reception room, currently a playroom, offers flexibility as an office or guest bedroom, with a rear-facing window. The kitchen is fitted with a range of units, tiled splashbacks, sink with drainer, space for appliances, and built-in extractor. A door leads to the conservatory, which includes double glazing on three sides, garden access, vinyl flooring, and a wall-mounted electric heater. Please note the vendors are replacing the kitchen that will be in situ before exchange of contacts, Imagery available soon.

## FIRST FLOOR

The landing provides access to the loft and leads to all bedrooms and the family bathroom. The master bedroom is a spacious double overlooking the rear garden, featuring two sets of built-in wardrobes and a radiator. Bedroom two is another generous double with a front-facing double glazed window and





radiator. Bedroom three is also a double, enjoying dual-aspect double glazed windows to the front and side, along with a radiator. The family bathroom is fitted with a modern suite, including a shower bath with rainfall shower

#### OUTSIDE

The rear garden enjoys a sunny south/easterly aspect and is enclosed by panel fencing. It features a large paved patio, lawned area, and raised borders with mature trees, hedges, and shrubs. Additional benefits include gated side access, hardstanding for a shed and greenhouse, and a door leading to the office space behind the garage.

Garage with up and over door driveway to the front. Power and light present. Front garden laid to lawn

#### SERVICES

All mains services are connected

#### LOCAL AUTHORITY

Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

Telephone: 01295 227001

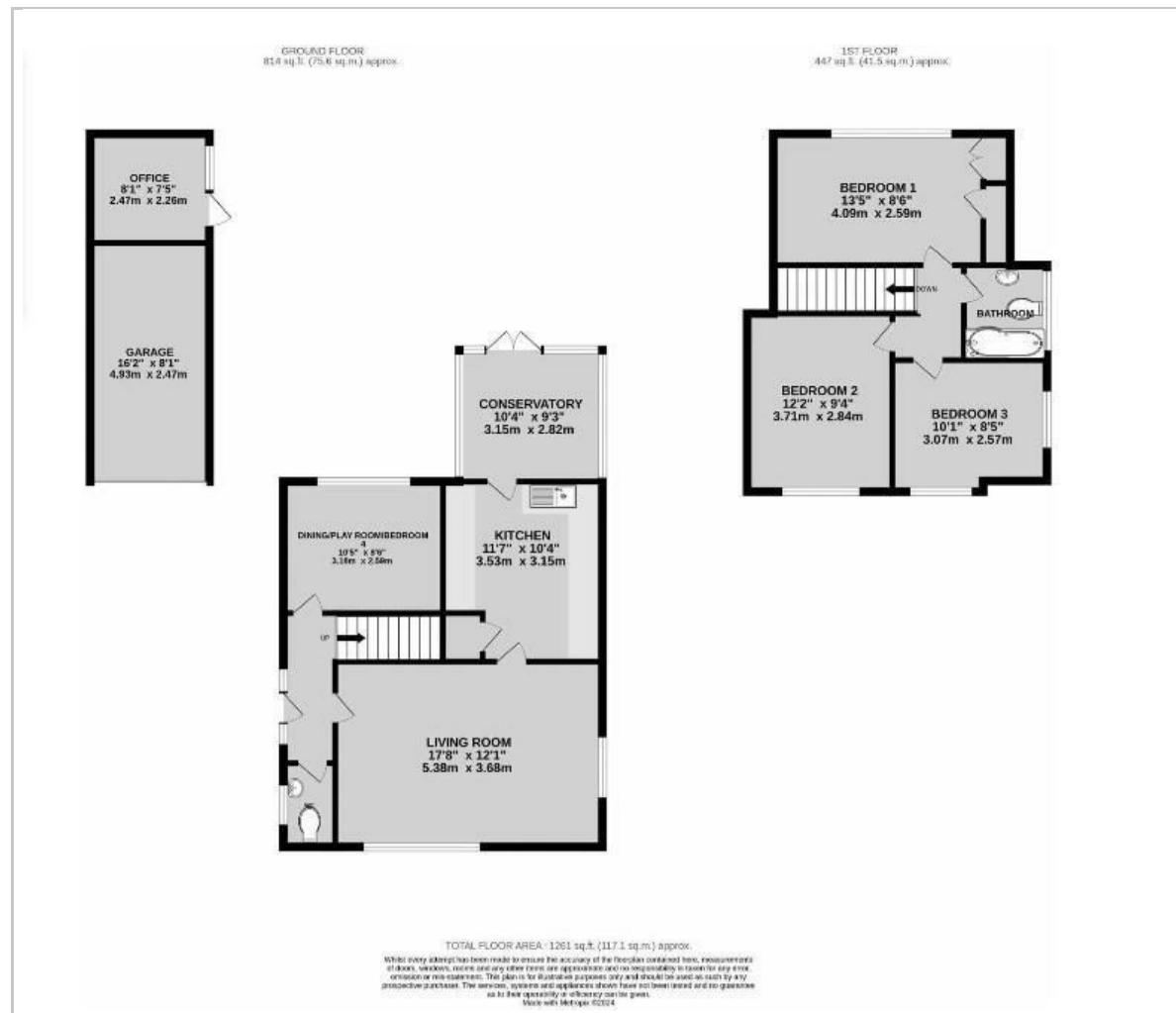
#### COUNCIL TAX

Council Tax Banding: D

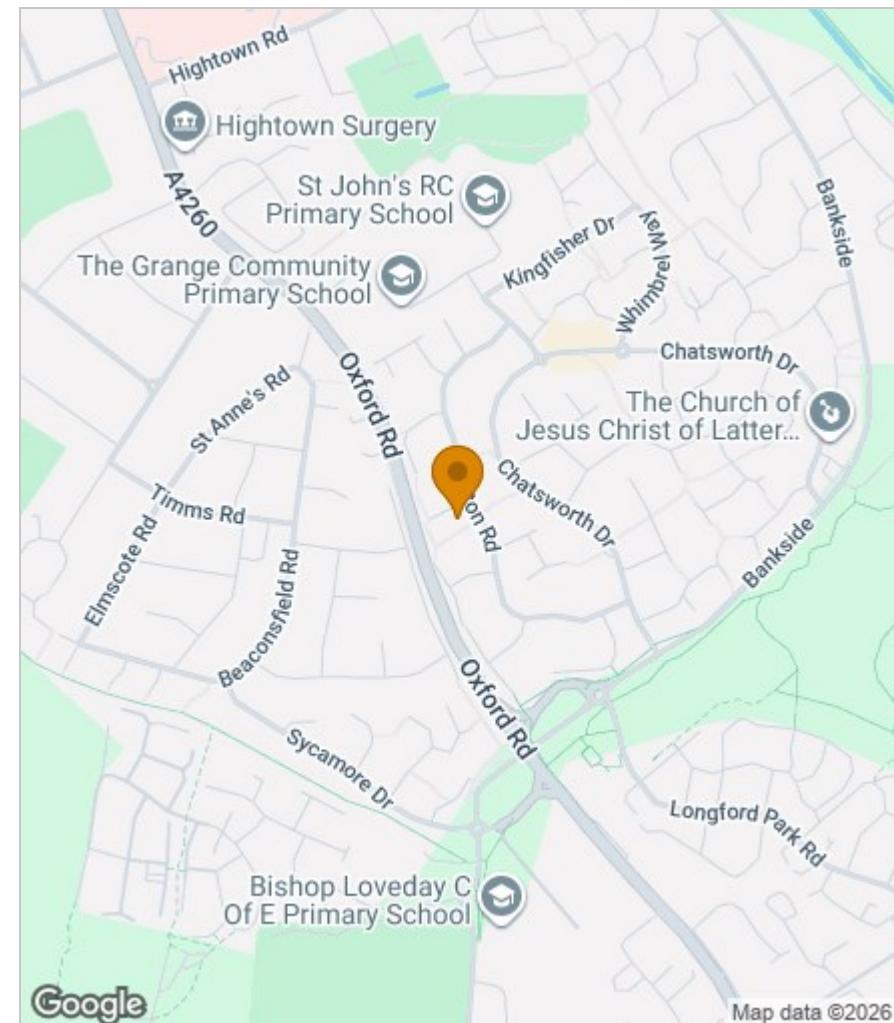
#### VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

## Floor Plan



## Area Map



## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			66
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/91/EC			