



**pontings**  
RESIDENTIAL LIMITED  
.....

**Deers Close, Bodicote**

**£600,000**



## Description

Internally the accommodation is approached by a spacious entrance hall with dog legged staircase opening onto the first floor landing. The heart of the home is the open plan Kitchen/diner/lounge which is situated to the rear of the property replete with two sets of bi-folding doors onto the rear garden.

A further study, bedroom/reception room, utility room and larger than average cloakroom finish the ground floor accommodation.

The first floor is made up of three double bedrooms with ensuite to the master bedroom as well as the family bathroom.

Outside the property and to the front is block paved parking for several vehicles and access to the garage which has a courtesy door to the utility room. The rear garden is relatively private with a range of seating areas ideal for gatherings. The garden is then mostly laid to lawn with a mixture of wall and fence surround.








## Key Features

- A unique detached home with open plan kitchen/diner/lounge
- Spacious entrance hallway
- Versatile accommodation
- Master with ensuite
- Utility room
- Study
- Large cloakroom
- Private and family oriented garden
- Garage and ample parking
- Finished to a high specification throughout

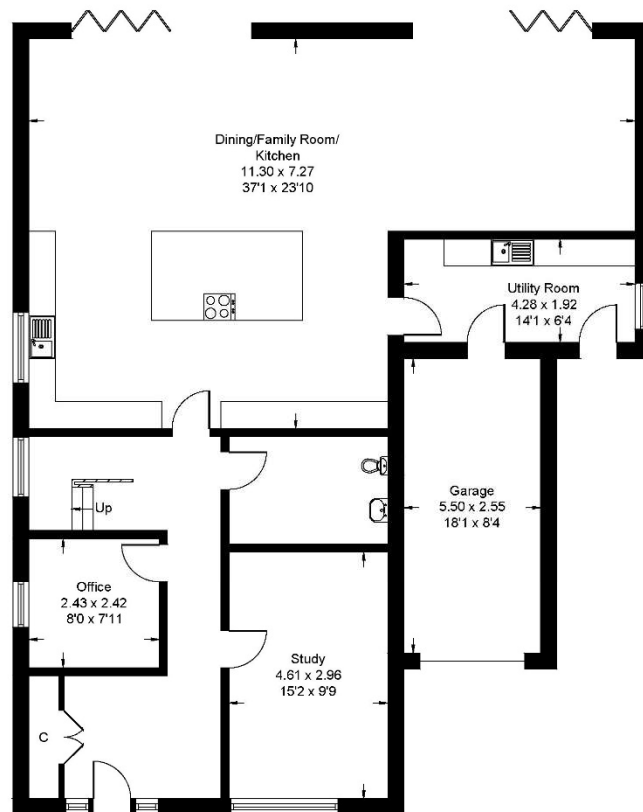


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

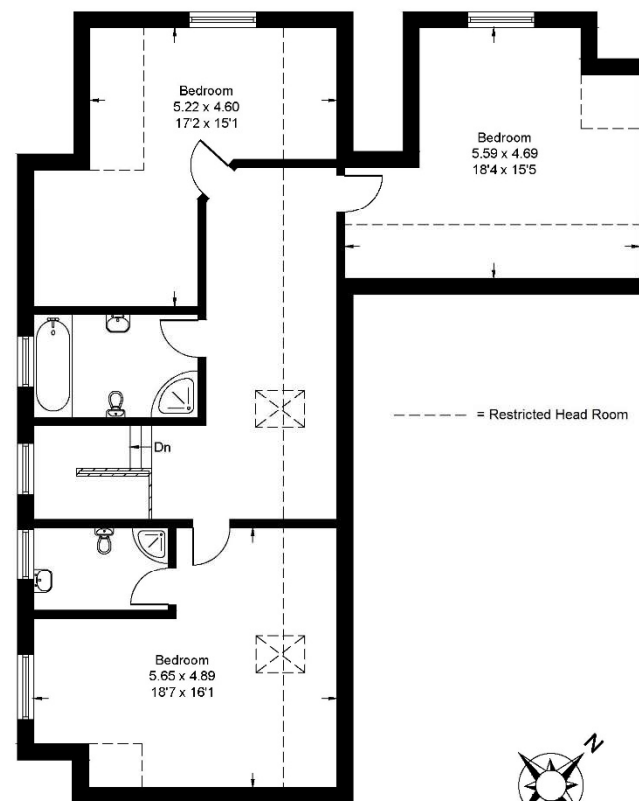
Approximate Gross Internal Area = 218.97 sq m / 2357 sq ft

Garage = 14.02 sq m / 151 sq ft

Total = 232.99 sq m / 2508 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Pontings Residential Sales

Tel: 01295 262323

30 High Street, Banbury, Oxfordshire, OX16 5ER

[matt@pontingsresidential.co.uk](mailto:matt@pontingsresidential.co.uk)

<https://www.pontingsresidential.co.uk>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.