



The Maltings, Canal Lane, Bodicote, OX15 4AD
GUIDE PRICE £675,000

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Property Lettings

A six-bedroom three storey detached family home in a non-estate village location.

Entrance Porch | Entrance Hallway | Downstairs Cloakroom | Kitchen/Dining Room | Utility | Living Room | Family Room/Office | Integral Garage | Six Bedrooms | En-Suite to Master Bedroom | Family Bathroom | Further Shower Room | 150ft Garden | Driveway

Located at the end of a private road in the popular village of Bodicote, is this impressive six-bedroom detached family home. The property benefits from living room, kitchen/dining room, family room, study, four double first floor bedrooms with en-suite to master, family bathroom and good-sized driveway. Two further double rooms on the top floor with a shower room. The property boasts a large private garden measuring approximately 150ft in length and single garage.

Accommodation

Front: Tarmac driveway for 3-4 vehicles with additional parking beyond the frontage. The front garden is mostly laid to lawn with shingled border enclosed by hedging and fencing. There is access via a double-glazed door to:

Entrance Porch: Tiled flooring and opening leading through to:

Hallway: Wall mounted radiator. Stairs rising to first floor. Understairs Storage Cupboard. Doors to all ground floor accommodation

Cloakroom: Two-piece suite comprising low level W.C and wash hand basin. UPVC double glazed obscured window to rear aspect. Wall mounted radiator. Cupboard housing fuse box

Living Room: Good sized living room with outlook over the front garden. Wall mounted radiator. Fireplace.

Family Room: Stripped wooden floors. UPVC french doors opening out on to rear patio. Door through into:

Office: Wall mounted radiator. UPVC double glazed window overlooking rear garden. Loft access. Doorway leading to garage.

Kitchen/Dining Room: Dual aspect. Dining area has UPVC double glazed window over looking front garden. Wall mounted radiator. Laminate wood flooring. Archway leading into:

Kitchen Area: A range of base and wall units. Laminate worktop. Built in sink unit. Space for range cooker, American style fridge/freezer and dishwasher. UPVC double glazed door to side passageway. UPVC double glazed window overlooking rear garden. Tiled flooring. Wall mounted radiator. Door opening into:

Utility Room: Plumbing and space for washing machine. Built in sink unit. Storage cupboards. Wall mounted radiator. Tiled flooring. UPVC double glazed window to rear aspect.

First Floor Landing: Split staircase leading to first floor accommodation. Airing cupboard housing hot water cylinder. Further stairwell leading to second Floor

Master Bedroom: UPVC double glazed window to front aspect. Wall mounted radiator. Built-in wardrobes.

En-Suite: Three-piece white suite comprising of low-level W.C, wash hand basin. Shower cubicle with bar shower over. Wall mounted radiator. UPVC double glazed obscured window to front aspect. Fully tiled walls. Extractor fan.

Bedroom Two: Good sized double bedroom with UPVC double glazed window overlooking rear garden. Wall mounted radiator.

Family Bathroom: Four-piece suite comprising low level W.C, wash hand basin, paneled bath and separate shower cubicle with bar shower over. Tiling to splash back areas. Wall mounted radiator. UPVC double glazed obscured window to rear aspect.

Bedroom Three: Good sized double bedroom with UPVC double glazed window overlooking front garden. Wall mounted radiator.

Bedroom Four: Good sized double bedroom with UPVC double glazed window overlooking rear garden. Wall mounted radiator.

Second floor: Doors to second floor accommodation. Velux window.

Bedroom Five: Double bedroom with pitched roof ceiling. Velux window and UPVC double glazed window to front aspect. Eaves storage. Wall mounted radiator.

Bedroom Six: Velux window. UPVC double glazed window overlooking rear garden. Double bedroom with pitched roof ceiling. Eaves storage. Radiator.

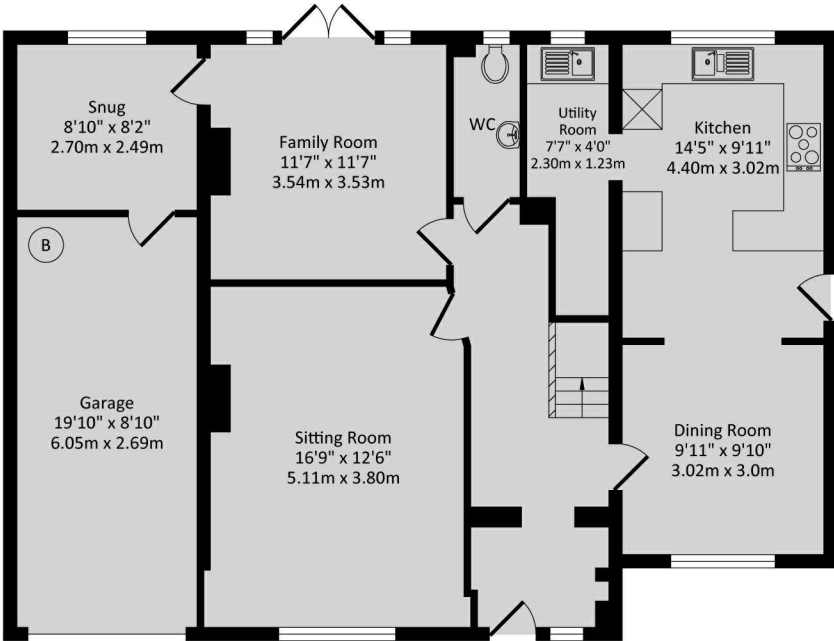
Shower Room: Three-piece suite comprising low level W.C, wash hand basin, corner shower unit with bar shower over. Heated towel rail. Storage into eaves. UPVC double glazed obscured window to side aspect.

Rear Garden: Stepping out on to large patio area. Garden mostly laid to lawn with mature flower and shrub borders on either side. Mature trees provide an excellent degree of privacy. There is a hard standing for shed and summer house. Further patio seating area with Pagola to rear of garden. The garden is mostly enclosed by timber paneled fencing and there is a gated side access to one side of the property. This could be opened up on both sides as there is access. Outside tap.

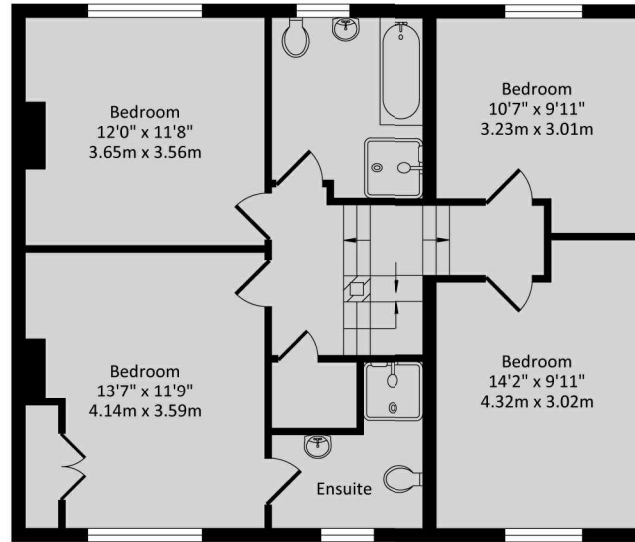




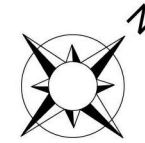
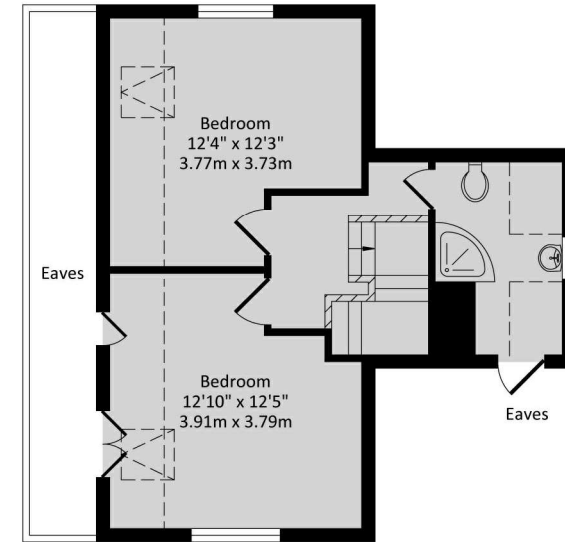
Ground Floor
1100 sq.ft. (102.12 sq.m.) approx.



First Floor
807 sq.ft. (74.96 sq.m.) approx.



Second Floor
418 sq.ft. (38.87 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
	64	77
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL APPROX. FLOOR AREA 2325 sq.ft. (215.95 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

Services: ALL

Council Tax Banding: F

Authority:Cherwell District Council.

5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: 01295 221100
e: post@stanbra-

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

