



**Connells**

Forge Cottage Paddock Farm Lane  
Bodicote Banbury



# Forge Cottage Paddock Farm Lane Bodicote Banbury OX15 4BT

for sale  
**£435,000**



## Property Description

A well presented and good size three bedroom character cottage

Entrance hallway | Living room | Kitchen/dining room | Garden room | Three bedrooms | Bathroom | Garden | Double glazing | Gas central heating | On street parking

Located in the heart of this popular village on the southern outskirts of Banbury is this extremely well presented and individual three bedroom character cottage. The property benefits from a kitchen/dining room, good size living room, three well-proportioned bedrooms, bathroom, garden room and pleasant rear garden as well as benefiting from many character features including inglenook fireplace and beams. Viewing is highly recommended.

## Entrance Hall

UPVC double glazed window to side aspect. Laminate wood flooring. Radiator. Trip switch fuse box. Understairs storage cupboard. Area for coats and shoes.

## Lounge

14' 10" x 12' 1" ( 4.52m x 3.68m )  
Sunken spotlights. UPVC double glazed windows to front and side aspect. Inglenook fireplace with log burner. Radiator.

## Kitchen/Dinning Room

18' x 10' 9" ( 5.49m x 3.28m )

Range of base and eye level units. Hardwood worktop. Space for range cooker. Space for fridge/freezer. Space for washing machine. Built-in dishwasher. Built-in sink unit. UPVC double glazed windows to front and rear aspect. Natural stone flooring. Feature fireplace. Radiator. Cupboard housing Glow worm boiler. Exposed beams. Door leading to stairwell. Single glazed wooden door leading to garden room.

## First Floor

### Garden Room

8' x 9' ( 2.44m x 2.74m )  
Natural stone floor. Large Velux window. UPVC double glazed double doors and window overlooking rear garden.

## Landing

Double glazed window to rear aspect. Wall mounted traditional radiator. Access to loft. Split level landing with doors to all first floor accommodation.

### Bedroom One

9' 7" x 14' 3" ( 2.92m x 4.34m )  
Good size double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in wardrobes.

### Bedroom Two

11' x 10' 7" ( 3.35m x 3.23m )  
UPVC double glazed window to rear aspect. Latch and brace door. Radiator.

### Bedroom Three

11' 4" x 9' 6" into bow ( 3.45m x 2.90m into bow )

Double bedroom with UPVC double glazed window to front aspect. Radiator. Small loft access.

### Bathroom

Four piece white suite comprising of low level WC, wash handbasin, free standing claw and ball foot bath and good size shower cubicle with rainfall shower over, separate shower attachment. Tile splashbacks. UPVC double glazed obscured window to front aspect. Traditional heated towel rail. Tiled flooring.

### Outside

### Rear Garden

Private and enclosed garden. York stone patio. Steps up to shingle area. Door leading to shed. Raised flower beds enclosed by sleepers. Gated side access. Outside tap.

### Bodicote

The village of Bodicote is located approximately 2 miles south of Banbury. The village has a primary school, parish church, post office and stores and public houses. There is a bus service to Banbury where further amenities can be found including Castle Quay shopping centre, railway station and Junction 11 M40.



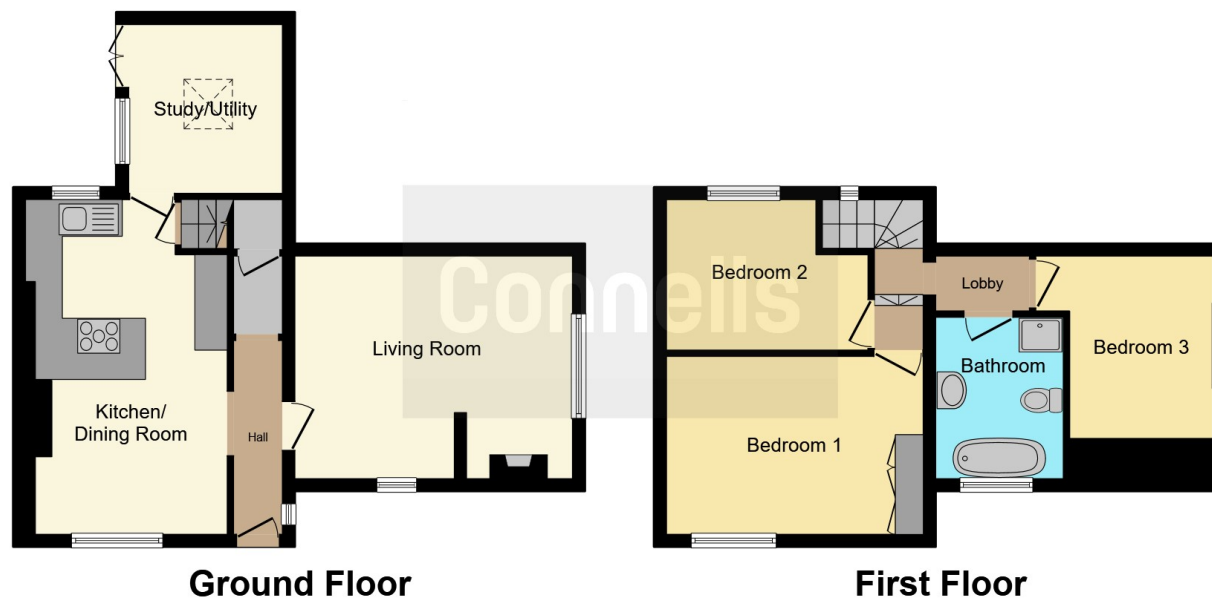












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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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