

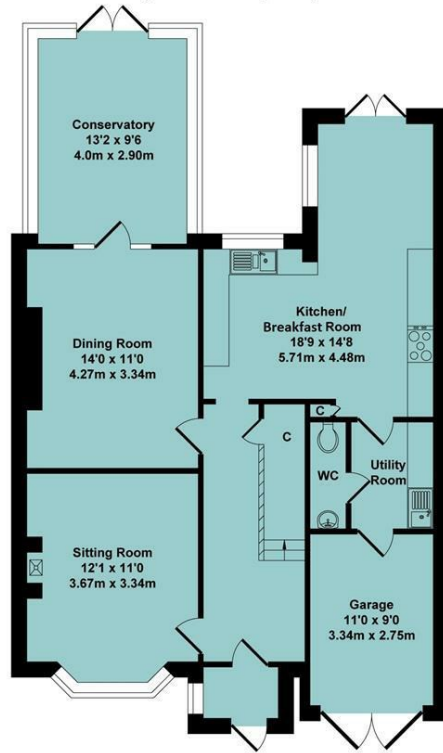
**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

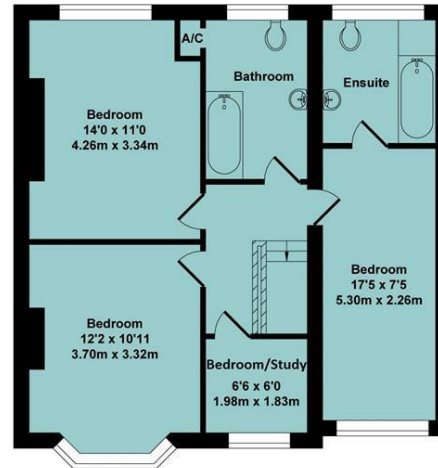
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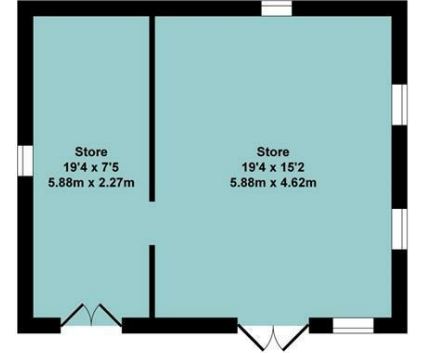
Ground Floor  
Approx. Floor Area 919 Sq.Ft.  
(85.40 Sq.M.)



First Floor  
Approx. Floor Area 687 Sq.Ft.  
(63.80 Sq.M.)



Outbuilding  
Approx. Floor Area 442 Sq.Ft.  
(41.10 Sq.M.)



Total Approx. Floor Area 2048 Sq.Ft. (190.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	85
EU Directive 2002/91/EC			

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



17 Oxford Road  
Bodicote



# 17 Oxford Road, Bodicote, Oxfordshire, OX15 4AB

## Approximate distances

Banbury town centre 1.25 miles

Junction 11 (M40) 3 miles

Oxford 19 Miles

Stratford upon Avon 20 miles

Banbury to Birmingham by rail approx. 50 mins

Banbury to Oxford by rail approx. 17 mins

Banbury to London Marylebone by rail approx. 55 mins

**AN EXCEPTIONALLY SPACIOUS GREATLY EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE WITH PRACTICAL FAMILY ACCOMMODATION AND A LARGE REAR GARDEN WITHIN WALKING DISTANCE OF BISHOP LOVEDAY SCHOOL**

Porch, hall, sitting room with wood burner, dining room, conservatory, large open plan kitchen/breakfast room, utility and cloakroom, main bedroom with large en-suite bathroom, three further bedrooms, family bathroom, gas ch via rads, uPVC double glazing, solar panels with 20 kw batteries, off road parking, garage, large garden, large timber outbuilding. Energy rating C.

**£450,000 FREEHOLD**



## Directions

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). Continue to the outskirts of the town and under the flyover. Follow the Oxford Road into Bodicote and the property will be found on the left hand side and can be recognised by our "For Sale" board.

## Situation

BODICOTE is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as both Banbury and Bodicote Cricket Clubs and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop and café, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

\* An exceptional spacious brick built semi detached house which has practical family sized accommodation on two floors.

\* Features include bay windows, oak flooring, wood burner, original doors and spacious rooms.

\* Conveniently located for Banbury, Horton Hospital, Sainsbury's, many facilities in Bodicote including Bannatyne's Health Club and Bishop Loveday Primary school as well as two other primary schools on the nearby Cherwell Heights development and another in Adderbury.

\* Porch with tiled floor and hall with oak floor and storage.

\* Sitting room with bay window to front, oak floor and fireplace with fitted wood burning stove.

\* Dining room with oak floor and door to a large conservatory garden room with terracotta floor tiling, uPVC double glazed windows and doors opening to the deck and rear garden.

\* Large open plan kitchen/breakfast room in an attractive L-shaped design incorporating wood effect units, space for range cooker, space for American style fridge/freezer, window to rear, French doors opening to

the deck and rear garden, door to built-in pantry cupboard and further door to a utility which has a further sink, base and eye level units, plumbing for washing machine, personal door to the garage/store and a door to the cloakroom which is fitted with a white suite and extractor.

\* Main double bedroom with window to front, laminate wood effect floor and door to a large en-suite bathroom fitted with a white suite comprising jacuzzi bath with shower over and tiled surround, wash hand basin and WC, heated towel rail, window, laminate wood effect floor.

\* Two further double bedrooms and a fourth nursery/study.

\* Family bathroom fitted with a white suite comprising panelled bath with shower over and tiled surround, wash hand basin and WC, laminate wood effect floor, heated towel rail.

\* uPVC double glazing and gas central heating via radiators.

\* Frontage providing off road parking and double doors opening to a garage/store with power and light connected, personal door to the utility room.

\* Large rear garden with extensive decking, lawn and borders, very large timber outbuilding which could be used as a games room or gym.

## Services

All mains services are connected. Solar panels with 20kw batteries (which are owned). Boiler serviced May 2024.

## Local Authority

Cherwell District Council. Council tax band D.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy rating: C

A copy of the full Energy Performance Certificate is available on request.

