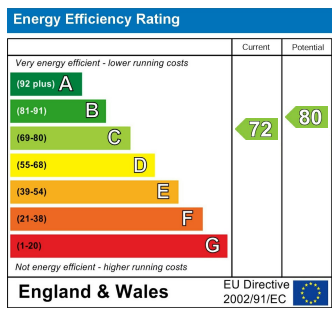


**Agents Note**

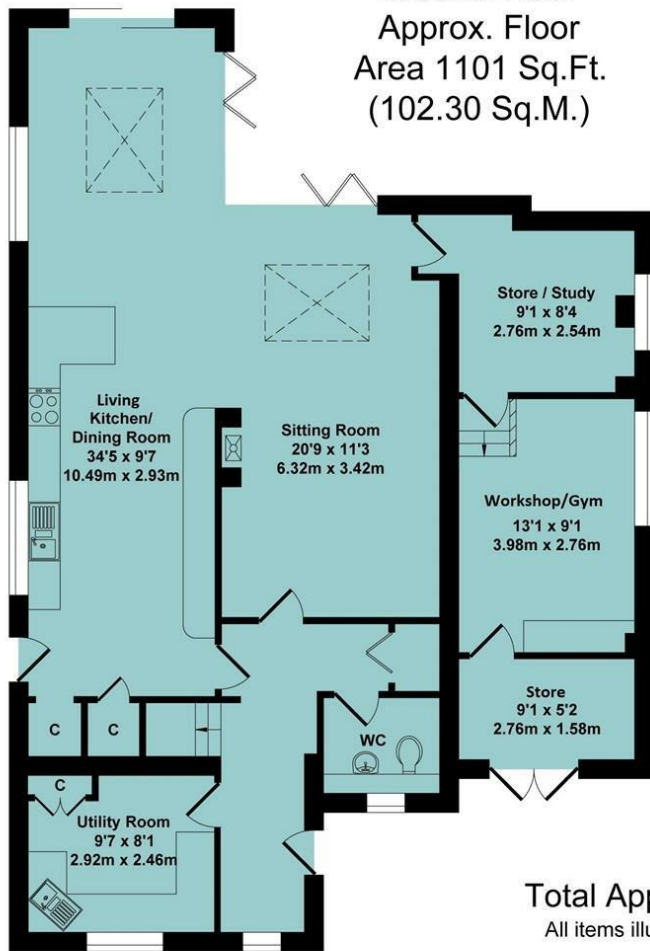
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

**Referral fees**

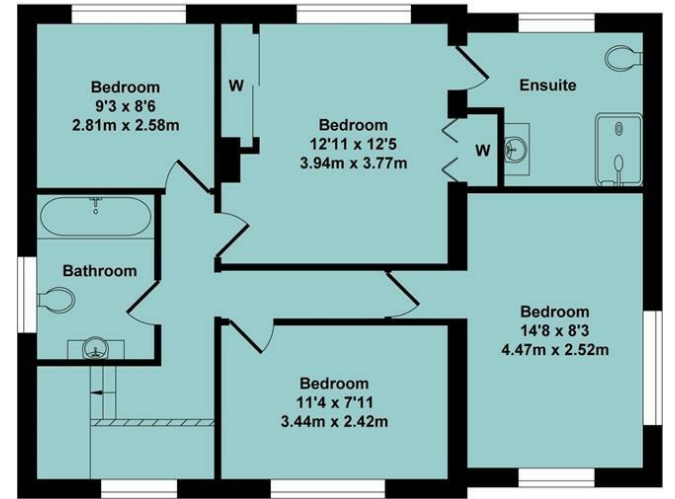
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor  
Approx. Floor Area 1101 Sq.Ft.  
(102.30 Sq.M.)



First Floor  
Approx. Floor Area 721 Sq.Ft.  
(67.0 Sq.M.)



Total Approx. Floor Area 1822 Sq.Ft. (169.30 Sq.M.)

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

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31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



14 Austin Road  
Bodicote





# 14 Austin Road, Bodicote, Oxfordshire, OX15 4AS

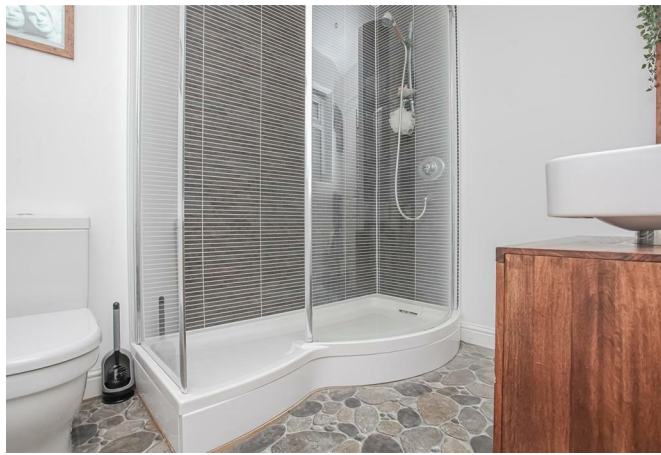
## Approximate distances

Banbury town centre 1.5 miles  
Banbury railway station 1.5 miles (rear access)  
Junction 11 (M40 motorway) 2.5 miles  
Oxford 20 miles  
Stratford upon Avon 20 miles  
Leamington Spa 19 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

## A STUNNING GREATLY EXTENDED DETACHED FAMILY HOUSE ON THE VILLAGE EDGE ADJOINING OPEN FIELDS OVER WHICH THERE ARE LOVELY VIEWS

Large hall, cloakroom, large utility room, sitting room with wood burner and bi-folds open to open plan living/kitchen/dining space, main bedroom with large en-suite shower room, three further good sized bedrooms, family bathroom, contemporary fittings throughout, garage with store/study behind, off road parking for three vehicles, landscaped rear garden adjoining fields. Energy rating C.

£550,000 FREEHOLD



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue along the Oxford Road over the flyover into Bodicote. At the traffic lights before Bannatyne's Health Club turn right into Weeping Cross and then take the second turning on the left into Molyneux Drive. Follow the road and continue until the shop and Post Office will be found on the right. Turn left opposite into Austin Road and the property will be found as the last 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/restaurant, two public houses, 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:

\* A greatly extended superb detached family house in a delightful location adjoining fields on the edge of the village with lovely rural views and immediate access to miles of country walks.

\* Re-fitted over recent years in a modern contemporary style complementing the layout which is ideal for modern living including open plan living.

\* Practicalities include a ground floor cloakroom and utility room as well as a large en-suite to the main bedroom.

\* Sitting room with exposed brickwork, wood burning stove, bi-fold doors opening to the rear garden and open access to the living kitchen/dining space where there are further bi-fold doors to the rear garden. The kitchen area which is fitted in grey gloss and complemented by a solid oak breakfast bar has an integrated dishwasher, built-in double oven, separate induction hob and extractor, microwave, space for fridge/freezer, door to the side and door to a large cupboard with wall mounted gas fired boiler, additional built-in understairs cupboard.

\* Main double bedroom with extensive built-in wardrobes, window to rear with southerly views over fields, door to a large en-suite shower room fitted with a white suite comprising a fully tiled walk-in shower, wash hand basin and WC, window, heated towel rail.

\* Two further double bedrooms with southerly far reaching views where the church in Adderbury can be seen. One of the bedrooms has a double aspect with lovely outlooks from both windows.

\* There is an additional large single bedroom with window to the rear.

\* Family bathroom with a large double ended bath with mixer taps, shower over and fully tiled surround, semi recessed wash hand basin and WC, heated towel rail, window.

\* Personal door from the sitting room leads to a store/study with window to the side from where a door and steps down lead to the garage which has been partitioned into a workshop/gym with window, power and light and door opening to a storage area at the front ideal for bicycles and equipment with double wooden doors to the front and light connected.

\* The rear garden has been landscaped to provide an inviting contemporary style outside space with different areas including large slate paved patio, lawn and steps up to a further raised seating area adjoining the fields. The garden extends at the side where there is a deck and a wooden gate which opens to the driveway and off road parking at the front which provides space for three vehicles.

\* There is a public footpath which crosses the driveway, however, according to the vendors, it is hardly ever used as there is a more practical alternative a few yards away.

\* All mains services are connected. The wall mounted gas fired boiler is located in a cupboard off the kitchen.

## Local Authority

Cherwell District Council. Council tax band E.

## 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.