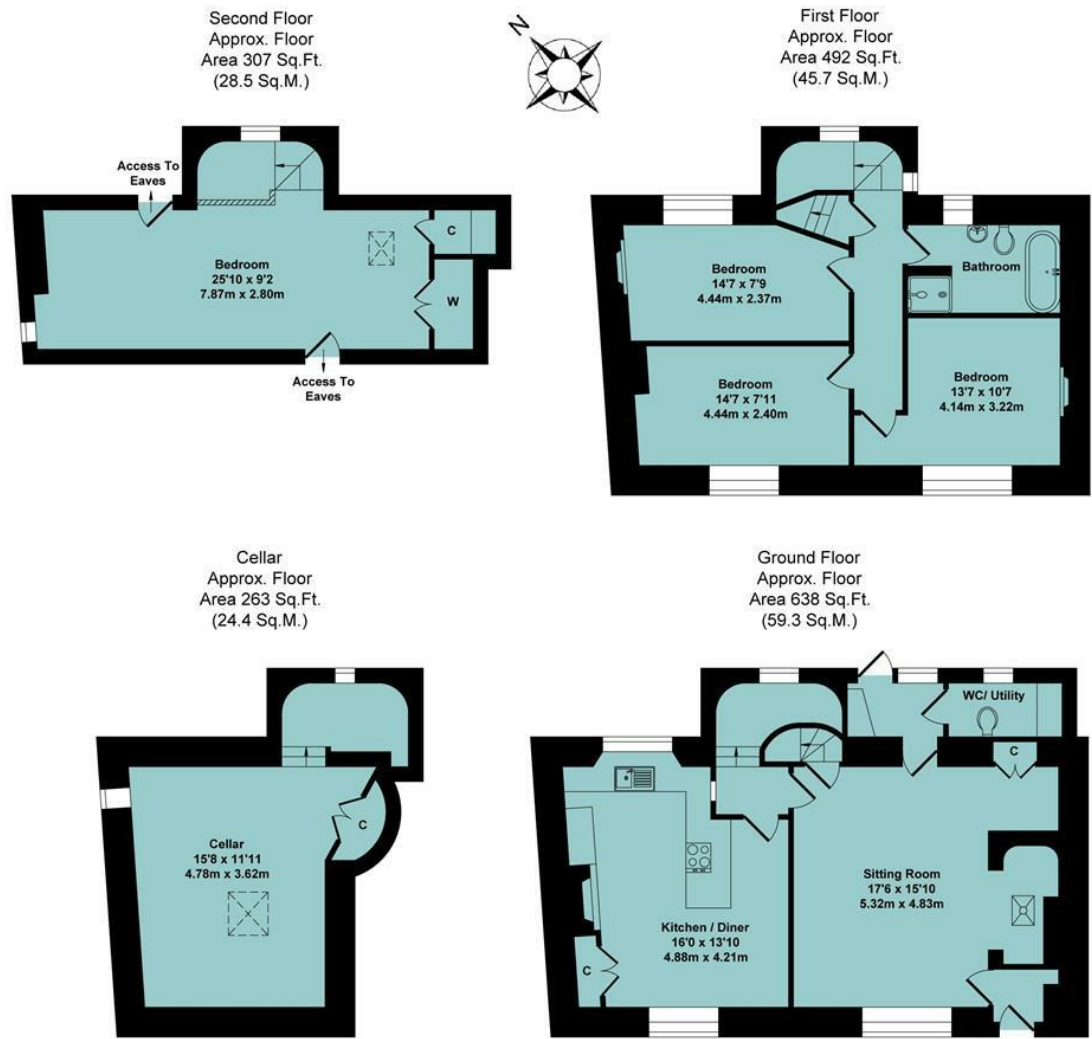


Agents Note

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.



Total Approx. Floor Area 1700 Sq.Ft. (157.9 Sq.M.)

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

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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.



**Corner Cottage, East Street
Bodicote**



Corner Cottage, East Street, Bodicote, Oxfordshire, OX15 4DN

Approximate distances
 Banbury 1.5 miles
 Oxford 19 miles
 Stratford upon Avon 21 miles
 Leamington Spa 21 miles
 Chipping Norton 14 miles
 Junction 11 (M40) 3 miles
 Banbury railway station 2 miles
 Banbury to London Marylebone by rail 55 mins
 Banbury to Birmingham by rail approx. 50 mins
 Banbury to Oxford by rail approx. 17 mins

A SURPRISINGLY SPACIOUS SEMI DETACHED GRADE II LISTED FOUR BEDROOM COTTAGE WITH ACCOMMODATION ON FOUR FLOORS COMPLEMENTED BY A GREAT MANY LOVELY CHARACTER FEATURES

Hall, sitting room, kitchen/dining room, rear lobby, cloakroom/utility, cellar, three first floor bedrooms, large four piece bathroom, very large second floor bedroom, gas ch via rads, off road parking for three vehicles, large tucked away rear garden, no onward chain.

Offers in excess of £500,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). At the traffic lights before Bannatynes Health Club turn right into Weeping Cross and follow the road for approximately a ¼ mile as it leads into East Street. The property will be found on the right 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, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatynes Health and Leisure Club, and a bus service to and from the town centre.

The Property

Corner Cottage is a Grade II Listed semi detached stone built period property which we believe dates back to circa 1650 when it was built as a Yeoman's house. However, in the cellar, there is a medieval stone located close to the stairs which indicates an earlier settlement. The vendors have, under their ownership, taken great care in exposing and enhancing the many character features, some of which had been covered. There are almost too many period features to mention but they include a beautiful original limestone flagged floor in the living room, exposed beams and joists throughout, window seats, mullioned windows, lovely old doors, fireplaces including a large inglenook with wood burner in the sitting room and lovely wide original Elm floorboards in the kitchen/dining room. In addition to this there are mullioned windows to the rear elevation because originally it was constructed as a detached property which was accessed from the back which would have then been the front entrance. The cellar was converted in 2016 and now provides a useable space ideal as a games room/snug or TV room. Other works over recent years have included woodworm treatment approximately 10 years ago, a kitchen refit 2 years ago, modern bathroom with a recently upgraded separate shower cubicle and replacement ground floor bespoke windows approximately 3 years ago.

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 delightful stone built semi detached cottage with spacious accommodation over four floors complemented by numerous exceptional character features.
- * Spacious well lit sitting room with a large window to front and fitted folding working shutters and seat under, original limestone flagstones, exposed beams and joists, large inglenook fireplace with fitted wood burning stove and brick hearth, doors to built-in storage, large old door to rear (original front door).
- * Kitchen/dining room with lovely original Elm boards, modern range of base and eye level units incorporating a built-in oven, induction hob, integrated dishwasher, Belfast sink, work surfaces and breakfast bar. Brick fireplace (not functional), large window to front with seat under, lovely built-in Victorian cupboards, exposed beam and joist, ample space for table and chairs.

* Rear lobby with door and window to the rear and a door to the cloakroom/utility room with white WC, wall mounted gas fired combination boiler, space and plumbing for washing machine, space for tumble dryer and fridge/freezer.

* Cellar as mentioned above. This is accessed by wonderful wide turning stairs leading into a useful room which has a number of possible uses as it is ventilated and heated and has a fitted dehumidifier and fan to keep moisture at a minimum. The floor has been damp proofed, double doors to a built-in cupboard, window, huge timber stanchion and beams. Cupboard housing electric and gas meters.

* The largest bedroom is on the second floor where there is a delightful mullioned window under eaves storage and hatch fitted ladder to the useful roof storage area. We believe there may be scope to create an ensuite bathroom in this room above the family bathroom subject to building regulations and planning consent as required.

* Three further double bedrooms on the first floor one of which has a very large Tudor stone fireplace and another has a Victorian grate.

* Other features in the bedrooms include beams, window seat and mullioned window.

* Large family bathroom fitted with a four piece white suite including a double ended panelled bath with central taps, separate recently upgraded fully tiled shower cubicle with large "drench" head over, circular bowl wash hand basin on a period style wooden stand, WC, window, ceramic tiled floor, window.

* Immediately to the rear there is a parking area and car port with resin finished ground surface which drains well as it is porous. There is space for log storage and a further storage area. From here double gates open to further off road parking for two vehicles which is accessed from Chapel Lane.

* A path behind the property leads to a gate a few metres away which in turn opens to the rear garden which is of a good size and feels relatively private and tucked away and includes seating areas, sheds, a large lawn and attractive walling.

* No onward chain.

Services

All mains services are connected. The wall mounted gas fired combination boiler is located in the utility room.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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