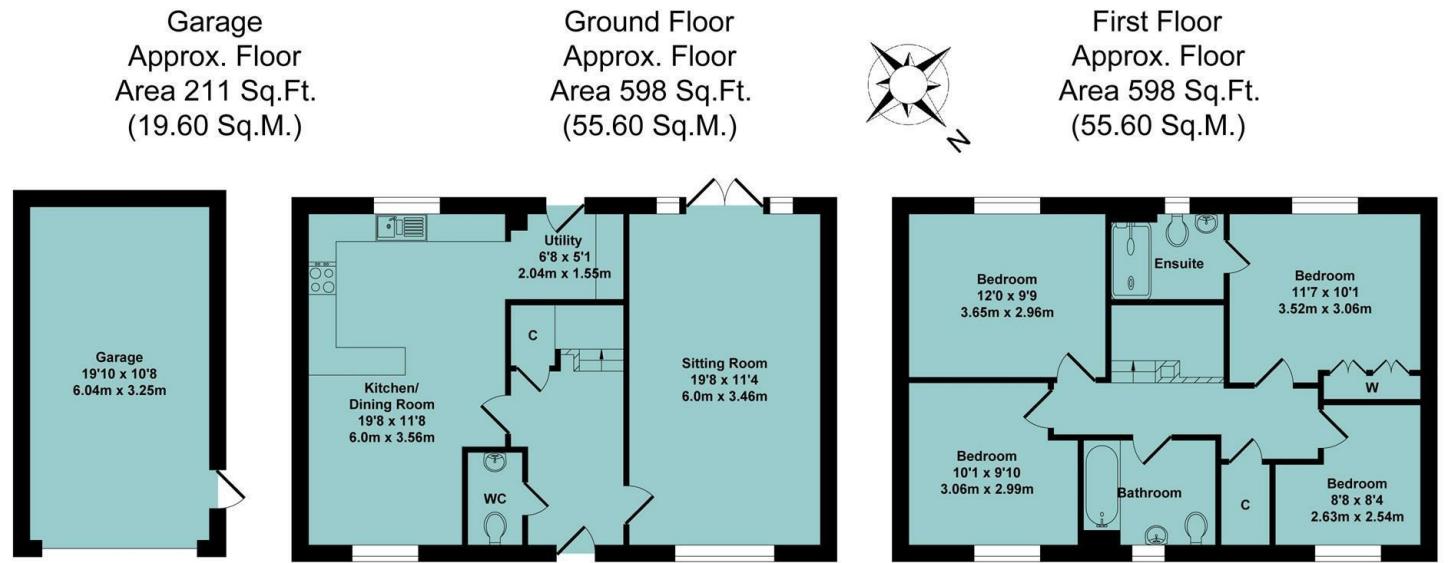


**Agents Note**

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 1407 Sq.Ft. (130.80 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			93
(81-91) B		83	
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



20 Chaffinch Way  
Bodicote



## 20 Chaffinch Way, Bodicote, Oxfordshire, OX15 4GP

### Approximate distances

Banbury town centre 1.25 miles  
 Junction 11 (M40 motorway) 2.5 miles  
 Banbury railway station 1 mile (rear pedestrian access)  
 Oxford 19 miles  
 Stratford upon Avon 21 miles  
 Leamington Spa 19 miles  
 Banbury to London Marylebone by rail 55 mins approx.  
 Banbury to Oxford by rail 17 mins approx.  
 Banbury to Birmingham by rail 50 mins approx.

**A BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM FAMILY HOUSE WITH AN EXCELLENT LAYOUT CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF A PRIMARY SCHOOL, COMMUNITY CENTRE AND BANBURY RAILWAY STATION**

**Hall, cloakroom, sitting room, open plan kitchen/dining room, utility room, main bedroom with en-suite shower room, three further bedrooms, family bathroom, gas ch via rads, uPVC double glazing, corner plot with south facing rear garden, driveway parking for two vehicles, larger than average single garage. Energy rating B.**

**£420,000 FREEHOLD**



### Directions

From Banbury town centre proceed along the Oxford Road (A4260). Before the flyover turn left where signposted to Bodicote and Cherwell Heights. After a short distance proceed straight on at the roundabout and continue onto Longford Park. Follow Longford Park Road passing the primary school on the left and then turn left at the intersection into Songthrush Road and after a short distance turn left into Chaffinch Way and the property will be found on a corner plot 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, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre.

Chaffinch Way forms part of the new development called "Longford Park". There are a range of amenities including a primary school, a community centre, football pitches and a sports pavilion. There is now a landscaped community park with meandering paths through a rolling planted area.

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 superb modern brick built detached family house which was constructed in 2015.

\* It occupies a prominent corner plot on this well served development and is within walking distance of the local primary school, community centre, Bodicote village, Bannatyne's Health Club and the railway station.

\* The spacious accommodation is beautifully presented and the layout is ideal for modern living.

\* Hall and ground floor cloakroom with a white suite.

\* Spacious double aspect sitting room with French windows opening to the rear garden and a large window to front.

\* Large open plan kitchen/dining room fitted with a range of white gloss units incorporating a built-in oven, gas hob and extractor, integrated dishwasher and fridge freezer, ample space for table and chairs, gloss oversized ceramic floor tiling.

\* Utility room with integrated washing machine, wall mounted gas fired boiler, base units, work surfaces, door to rear garden and gloss floor tiling.

\* Main double bedroom with fitted wardrobes, window to rear and door to the ensuite shower room which is fitted with a white suite comprising a fully tiled double shower cubicle, wash hand basin and WC, gloss ceramic floor tiling.

\* Three further bedrooms and family bathroom with a white suite comprising panelled bath with shower over and fully tiled surround, wash hand basin and WC, heated towel rail, window, gloss ceramic floor tiles.

\* Gas central heating via radiators, uPVC double glazing and fitted alarm system.

\* Driveway to the side of the property providing off road parking space for two vehicles beyond which an up and over door opens to the larger the average single garage which offers space for appliances, storage and a personal door to the rear garden.

\* The rear garden is very attractive having been well tended, enjoys a south facing aspect and includes a patio, shaped lawn and borders. A gate opens to the driveway.

### Services

All mains services are connected. The wall mounted gas fired 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.

### Energy rating: B

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

