

**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**

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**Total Approx. Floor Area 1267 Sq.Ft. (117.70 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			79
(69-80) C			
(55-68) D		60	
(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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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.



21 Blackwood Place  
Bodicote



# 21 Blackwood Place, Bodicote, Oxfordshire, OX15 4BD

Approximate distances  
Banbury town centre 1.5 miles  
Banbury railway station (rear access) 1.25 miles  
Junction 11 (M40 motorway) 3 miles  
Oxford 20 miles  
Stratford upon Avon 21 miles  
Leamington Spa 20 miles  
Bicester 14 miles  
Chipping Norton 14 miles  
Banbury to London Marylebone by rail approx 55 minutes  
Banbury to Birmingham by rail approx 50 minutes  
Banbury to Oxford by rail approx 17 minutes

**A SPACIOUS SEMI DETACHED HOUSE OCCUPYING A GENEROUS PLOT WITH A LARGE REAR GARDEN IN A DESIRABLE LOCATION WITHIN A FAVOURED VILLAGE WITH A POPULAR PRIMARY SCHOOL**

**Hall, cloakroom, office/fourth bedroom/playroom, sitting room, dining room, conservatory, kitchen, three bedrooms, study/nursery, bathroom, gas ch via rads, double glazing, driveway, car port and garage, large garden. Energy rating D.**

**£375,000 FREEHOLD**



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Follow the Oxford Road into Bodicote and at the traffic lights turn right just before Bannatyne's Health Club into Weeping Cross. Take the first turning on the left into Blackwood Place and continue until 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, 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 rare opportunity to acquire one of these semi detached houses in a great location which are rarely available.

\* It occupies a larger than average plot with generous off road parking to the front and a large rear garden measuring in excess of 100' to the rear.

\* The spacious accommodation is ideal for families and home working. There are two rooms which would make ideal work spaces, one on the ground floor and the other on the first floor.

\* In addition there are two reception rooms which are semi open plan and three first floor bedrooms.

\* Extensive engineered oak wood flooring at ground floor level.

\* Ground floor cloakroom with a white suite.

\* Office/fourth bedroom/playroom with built-in cupboards and window to front.

\* Sitting room with open fireplace complemented by a solid slate hearth and wooden lintel over, sliding double glazed patio doors open to the rear garden and an archway leads to the dining room which in turn has patio doors to the conservatory.

\* Kitchen fitted with a range of white units incorporating a built-in oven, gas hob and extractor, Belfast sink, solid wooden work surfaces, plumbing for washing machine, integrated dishwasher, space for fridge, large window to the side, door to the side, ceramic tiled floor, door to a walk-in pantry with light and power connected, separate built-in cupboard housing the wall mounted gas fired boiler and window.

\* Landing with hatch to predominantly boarded and insulated loft space.

\* Main double bedroom with fitted wardrobes and pleasant outlooks to the rear.

\* Second double bedroom with window to front and third small double/large single bedroom with window to rear and built-in wardrobe.

\* Study/nursery with window to front.

\* Bathroom fitted with a white suite comprising panelled bath with power shower over and fully tiled surround, wash hand basin and WC, door to built-in airing cupboard, window, ceramic tiled floor, heated towel rail.

\* Lawned garden to front with mature ornamental tree. Long driveway providing off road parking space for at least three vehicles part of which is gated and covered by a car port beyond which an up and over door opens to the single garage which has power connected, windows and a personal door to the rear garden.

\* The back garden features a large paved raised terrace beyond which is a shaped lawn and borders with a number of mature shrubs and trees with gentle terracing leading to a former vegetable plot with Beech hedge to the side.

## Services

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

## Local Authority

Cherwell District Council. Council tax band D.

## Viewing

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

## Energy rating: D

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

## Agent's note

\* Please note the property belongs to the family of a part time member of staff at Anker and Partners.