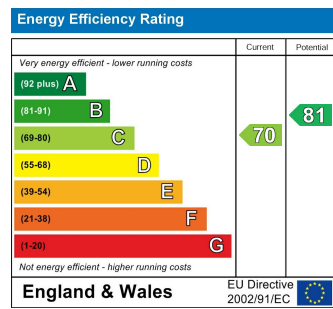


Agents Note

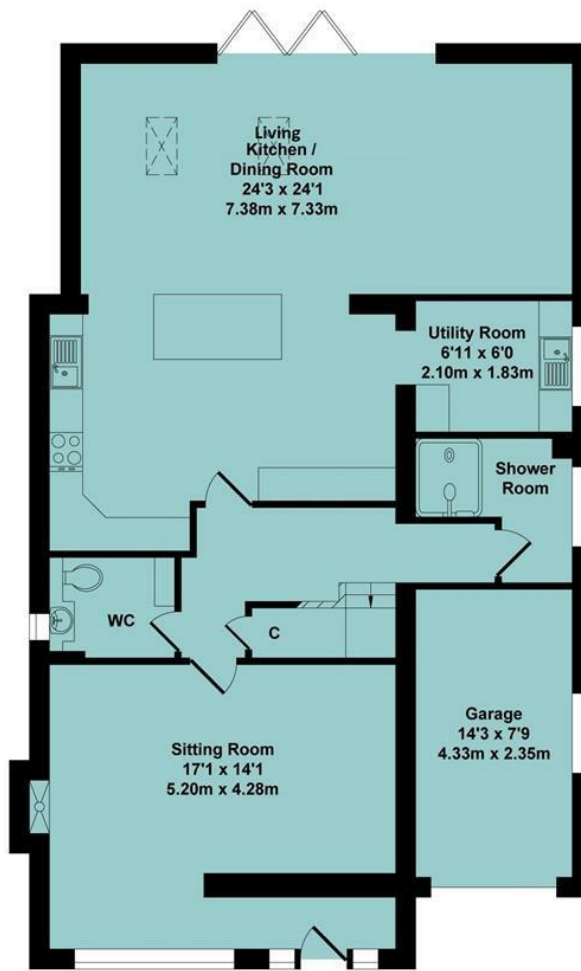
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

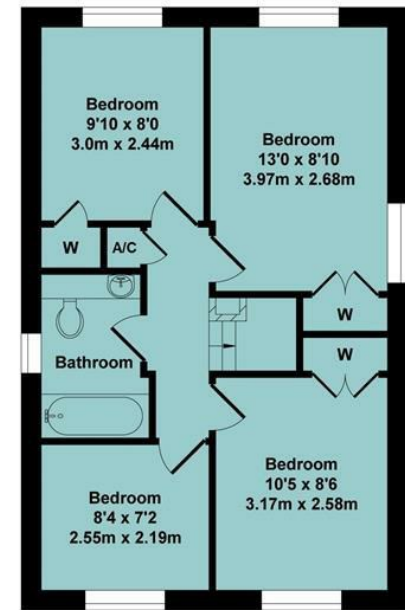
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Ground Floor
Approx. Floor Area 1075 Sq.Ft. (99.90 Sq.M.)



First Floor
Approx. Floor Area 474 Sq.Ft. (44.0 Sq.M.)



Total Approx. Floor Area 1549 Sq.Ft. (143.90 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.



4 Wards Crescent
Bodicote



4 Wards Crescent, Bodicote, Oxfordshire, OX15 4DY

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 BEAUTIFULLY PRESENTED DETACHED CONTEMPORARY FAMILY HOUSE WITH A SUPERB WRAPAROUND GROUND FLOOR EXTENSION INCLUDING A STUNNING LIVING KITCHEN DINING SPACE

Hall, sitting room with wood burner, large open plan contemporary living kitchen/dining room, utility room, inner hall, shower room, cloakroom, four bedrooms, bathroom, generous off road parking, garage, modern landscaped rear garden. Energy rating C.

£525,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town turn left before the flyover where signposted to Bodicote and Cherwell Heights. At the roundabout turn right towards Bodicote and proceed over the flyover to the mini roundabout. Continue straight on into White Post Road and follow this as it leads into High Street and then on into Church Street. Before leaving the village take the last turning on the left into Freemans Road and then take the first turning on the right into Wards Crescent and the property will be found after a short distance on the right hand side.

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:

- * An immaculate detached brick built family house.
- * Thoughtfully extended at ground floor level creating a contemporary family house ideal for modern living.
- * Located close to the southern edge of the village yards from farmland and miles of open countryside through which there are lovely walks on footpaths and bridleways.
- * Sitting room with large window to front and wood burning stove.
- * Stunning and exceptionally spacious open plan living kitchen/dining room with excellent range of base and eye level units including an island with breakfast bar, granite work surfaces and a fully integrated range of appliances, bi-fold doors opening to the rear garden, space for table and chairs as well as sofa and TV area.
- * Practicalities include a utility room off the kitchen, underfloor heating, a ground floor shower room with a white suite including a double shower and a separate cloakroom with a white suite (with underfloor heating).
- * Four first floor bedrooms three of which have built-in wardrobes.
- * Bathroom fitted with a suite comprising panelled bath

with mixer taps, shower attachment, shower over and fully tiled surround, wash hand basin and WC, window.

* Refurbished and refitted to a high standard throughout.

* Frontage providing off road parking space for three/four vehicles beyond which there is a single garage with light and power connected and a personal door to the inner hall.

* Gated side access leads via a path to the rear garden which has been landscaped and now provides an ideal space for relaxation and entertaining with a patio approached via the bi-fold doors from the kitchen beyond which there is a lawn and raised deck where there is currently a hot tub which may be available subject to negotiation.

* There are pleasant outlooks to the front with distant rural views.

Services

All mains services are connected.

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.