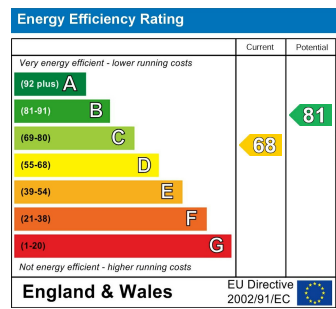
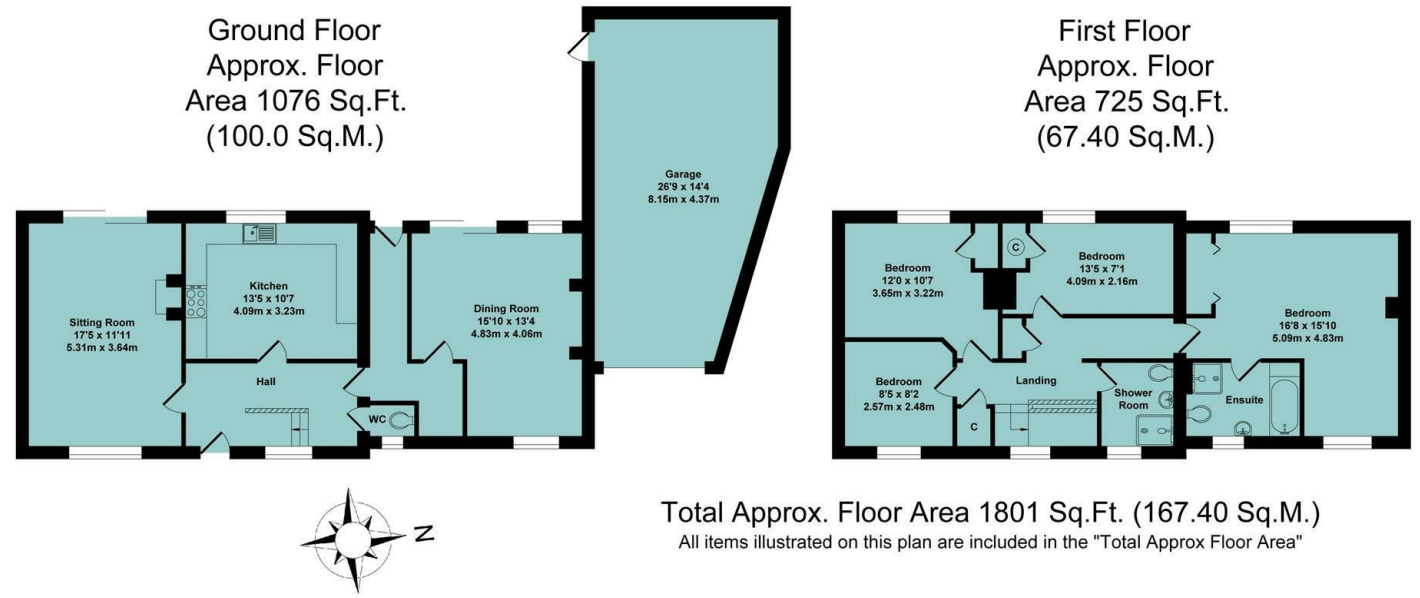


Agents Note

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.



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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.



8 Town Furlong
Bodicote



8 Town Furlong, Bodicote, Oxfordshire, OX15 4DP

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

AN EXTENDED 4 BEDROOM SEMI-DETACHED HOUSE THAT BENEFITS FROM AN EN-SUITE TO THE MASTER BEDROOM, A GARAGE AND OFF ROAD PARKING AND FIELD VIEWS TO THE REAR

Entrance hall, lounge, kitchen, dining room, downstairs WC, four bedrooms, ensuite to master, family bathroom, garage, garden workshop, front and rear gardens. Energy rating D.

£550,000 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 Town Furlong will be found as a crescent on the right behind a green. The property 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:

- * Entrance hall with doors to lounge, kitchen, dining room, downstairs WC and stairs to first floor.
- * Lounge accessed off the entrance hall to the left. A dual aspect room with large window to the front and patio doors to the rear. Log burner with recessed shelving and storage to either side.
- * Kitchen fitted with a range of base and eye level units with wooden front and dark worktop over. A seven ring gas range style cooker with extractor over (included in the sale), space for fridge freezer, space for dishwasher, space for washing machine, ample space for table and chairs, window to rear.
- * Rear entrance hall with a walkway down to the rear door which leads to the back garden, doorway to dining room.
- * Dual aspect dining room with window to front and patio doors to rear, fireplace fitted with an electric burner.
- * Downstairs WC with WC and window to front.
- * First floor landing with hatch to loft, large window to front, two storage cupboards and doors to all bedrooms and bathroom.
- * Dual aspect master bedroom with windows to front and rear with views across fields. Built-in double wardrobe and ensuite.

- * Ensuite comprising coloured bath, WC and wash hand basin, white shower cubicle, part tiled walls.
- * Bedroom two is a large double with window to rear overlooking fields, built-in wardrobe.
- * Bedroom three, also a double, with window to rear overlooking fields, storage cupboard housing hot water tank.
- * Bedroom four is a single with window to front.
- * Family bathroom fitted with a baby blue coloured suite comprising WC and wash hand basin, shower cubicle, window to front.
- * The rear garden is private and not overlooked and has been very well maintained over recent years. It comprises large lawned areas, a pathway leading down to a workshop at the back and also a separate pathway leading to a sunken seating area. There is a large range of trees, bushes and shrubs including Acer, Indian Bean, Twisted Willow and Flowering Cherry. Two raised beds at the back that have been used to grow things such as runner beans, potatoes, garlic and tomatoes. A large insulated workshop at the rear. Spectacular field views at the back of the garden. Access to the rear of the garage which is larger than average and has light, power and up and over door.
- * The front garden is laid to lawn with a large bush to create lots of privacy and off road parking.

Services

All mains services are connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band C.

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.