

Agents Note

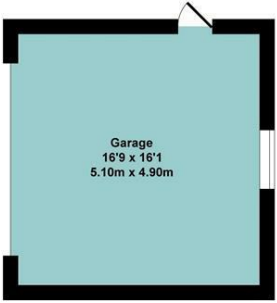
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

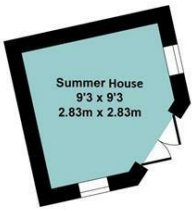
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>		95
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

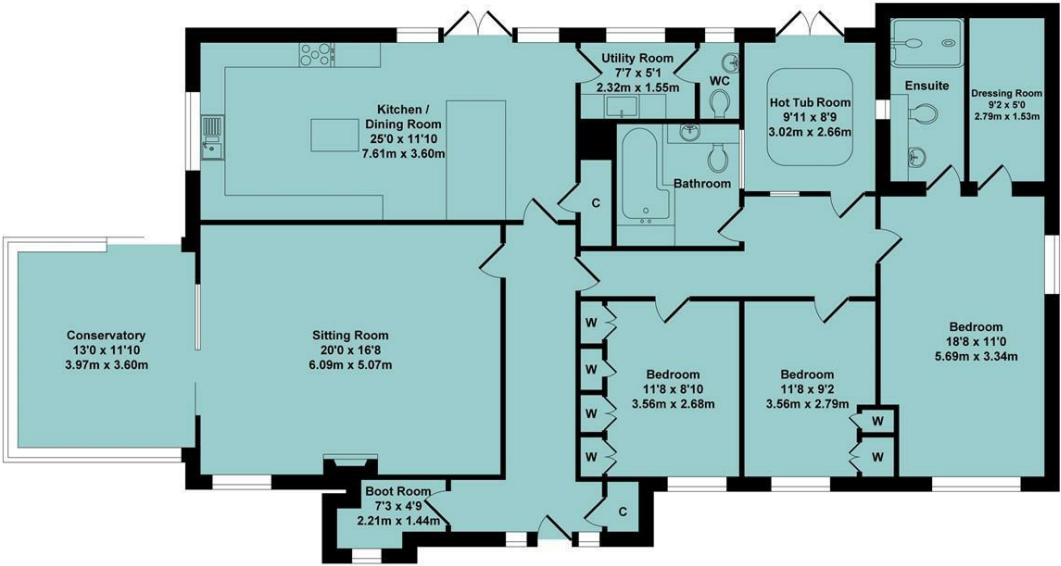
Garage  
Approx. Floor  
Area 269 Sq.Ft.  
(25.0 Sq.M.)



Outbuilding  
Approx. Floor  
Area 79 Sq.Ft.  
(7.30 Sq.M.)



Ground Floor  
Approx. Floor  
Area 1872 Sq.Ft.  
(173.90 Sq.M.)



Total Approx. Floor Area 2220 Sq.Ft. (206.20 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414   ankerandpartners.co.uk   post@ankerandpartners.co.uk  
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.



11 Sideleigh Road  
Bodicote





11 Sideleigh Road, Bodicote,  
Oxfordshire, OX15 4AY

Approximate distances  
Banbury town centre 2.3 miles  
Banbury railway station 2.7 miles  
Bicester 13 miles  
Oxford 23 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 INDIVIDUAL BUNGALOW LOCATED IN A TUCKED AWAY NO THROUGH ROAD IN THE HEART OF THE VILLAGE WHICH HAS BEEN THOROUGHLY REFURBISHED WITH CONTEMPORARY FITTINGS AND LAYOUT IDEAL FOR MODERN LIVING**

**Hall, boot room, sitting room, conservatory, stunning kitchen/dining room, utility room, cloakroom, hot tub room, main bedroom suite with dressing room and en-suite, two further double bedrooms, bathroom, gas ch via rads, double glazing, extensive off road parking, double garage, additional parking for motor home/caravan, lovely southwest facing garden. Energy rating A.**

**£669,000 FREEHOLD**



**Directions**

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue under the flyover and along the Oxford Road and just before Bannatyne's Health Club turn right at the traffic lights into Weeping Cross. Take the second turning on the left into Molyneux Drive and just before the Post Office and shop is reached turn right into Sideleigh Road. The property will be found at the end on the left hand side.

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 quite exceptional detached individual bungalow which has over recent years been greatly improved and extended to provide beautifully presented spacious accommodation complemented by high quality fittings.
- \* Occupying a tucked away spot at the end of a no through road and yet in the heart of the village within easy walking distance of all the facilities therein including the nearby shop/Post Office, pubs and primary school.
- \* Also a five minute walk from open countryside and miles of footpaths and bridleways.
- \* Large hall with tiled floor and doors to a large walk-in boot room providing excellent storage and space for hanging coats, laminate wood effect floor, window, separate built-in cupboard.
- \* Spacious living room with wall mounted contemporary style bioethanol fire, wall light points and door to the adjoining conservatory which is spacious, has a radiator and sliding double glazed patio doors to the sun terrace.
- \* Large open plan contemporary kitchen/dining room with a range of white units incorporating double ovens, separate induction hob, two integrated fridges, sink with adjacent water tap, plumbing for dishwasher, granite work surfaces, mobile island unit, marble effect fitted granite dining/breakfast bar with space to seat eight, window to side and doors open to the raised deck and rear garden, door to built-in storage/airing cupboard.
- \* Utility room located off the kitchen with plumbing for washing machine and sink ideal for pets with handheld mixer shower tap. Door to WC fitted with a white suite and window.

- \* Inner hall with door to hot tub room with light and power connected, double doors to the side and composite decked floor.
- \* Spacious main bedroom suite which includes a large bedroom area with double aspect and door to a walk-in dressing room with bespoke hanging and shelving, radiator and downlighters. Separate large ensuite shower room fitted with a white suite including walk-in double shower, semi recessed wash hand basin, WC, heated towel rail, window, cupboard where there is plumbing for washing machine which can be discreetly tucked away, extractor.
- \* Two further double bedrooms with built-in wardrobes and a luxury family bathroom fitted with a white suite comprising shower bath with overhead drench shower, wash hand basin and WC, heated towel rail, window, cupboard where there is plumbing for washing machine which can be discreetly tucked away, extractor.
- \* Gas central heating via radiators, uPVC double glazing, cavity wall insulation, solar panels, pumped high pressure showers, water softener.
- \* Generous off road parking to front approached via newly fitted double wooden gates and there is a detached double garage with electric up and over door, power and light connected and a personal door to the side.
- \* Additional parking beyond the garage for a motorhome/caravan if required behind new wooden gates.
- \* Lovely southwest facing rear garden with a large entertaining area in the form a raised deck, further sun terrace at the side, shaped lawn and borders, shed, water features, small productive vegetable garden to the side, exterior power and lighting.

**Services**  
All mains services are connected.

**Local Authority**  
Cherwell District Council. Council tax band F.

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

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