

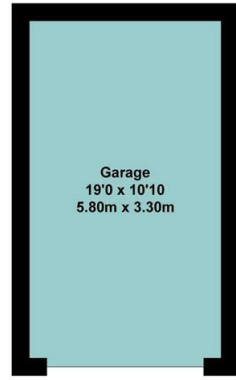
**Agents Note**

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.

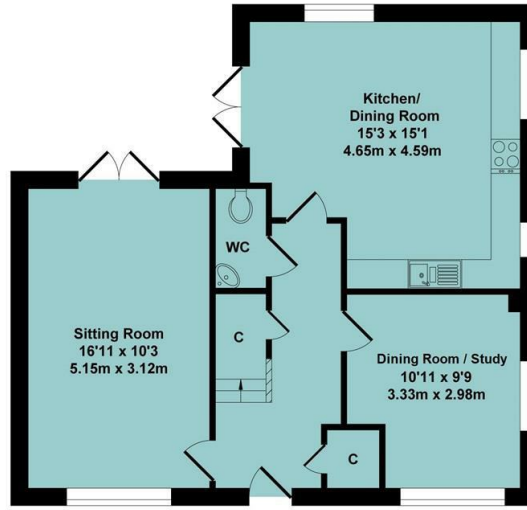
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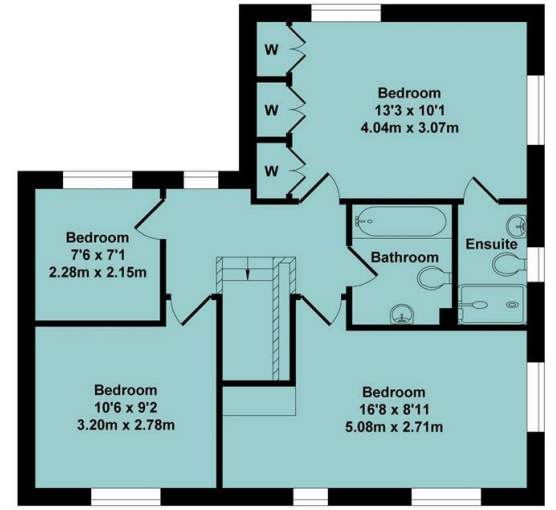
**Garage**  
Approx. Floor Area 206 Sq.Ft. (19.10 Sq.M.)



**Ground Floor**  
Approx. Floor Area 612 Sq.Ft. (56.90 Sq.M.)



**First Floor**  
Approx. Floor Area 612 Sq.Ft. (56.90 Sq.M.)



**Total Approx. Floor Area 1430 Sq.Ft. (132.90 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			94
(81-91) B		84	
(69-80) C			
(55-68) 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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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 Foxtail Crescent  
Bodicote



## 20 Foxtail Crescent, Bodicote, Oxfordshire, OX15 4SP

### 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 FOUR BEDROOM DETACHED FAMILY HOME LOCATED ON THE EDGE OF THE DEVELOPMENT OVERLOOKING THE ADJOINING PARKLAND AND BENEFITTING FROM A PRIVATE REAR GARDEN, EN-SUITE TO THE MASTER BEDROOM PLUS A GARAGE AND OFF ROAD PARKING.**

**Hall, sitting room, kitchen/diner, separate dining room/study, cloakroom, main bedroom with en-suite shower room, three further bedrooms, family bathroom, south facing rear garden, garage and off road parking. Energy rating B.**

**£465,000 FREEHOLD**



### Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260) and continue along the Oxford Road turning left before the flyover where signposted to Bodicote and Cherwell Heights. At the roundabout take the second exit into Longford Park Road. Follow the road and take the fourth turning on the left into Yarrow Road. Follow this road to the end and turn right followed by an immediate left hand turn. The property will be found at the end of this road on your right hand side facing the playing fields.

### 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 The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop and café, two public houses, an Indian restaurant, 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 two 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 well presented double fronted detached home constructed approximately seven years ago.

\* Located within walking distance of a primary school, the railway station and adjacent to a country park.

\* Spacious entrance hall with doors to all rooms, high end oak effect laminate flooring, stairs rising to the first floor.

\* Dual aspect sitting room with windows to the front and patio doors leading out to the rear garden.

\* Kitchen/diner with oak effect laminate flooring throughout, integrated oven and four ring gas hob with extractor over. Space and plumbing for freestanding dishwasher, washing machine and space for fridge freezer, ample space for table and chairs. Doors to rear garden.

\* Downstairs cloakroom comprising WC, wash hand basin.

\* Separate dining room currently being used as a study. Has also previously been used as a second lounge or a children's playroom.

\* First floor landing with doors to all rooms and access to the attic.

\* Master bedroom with fitted wardrobes, dual aspect windows to the side and rear, door to the en-suite.

\* En-suite comprising walk-in double shower cubicle, WC, wash hand basin, window and heated towel rail.

\* The second and third bedrooms are both doubles with windows to the front benefitting from uninterrupted views over the adjoining parkland.

\* Bedroom four is a single with a window to the rear.

\* Bathroom comprising bath with shower over, WC, wash hand basin, heated towel rail and extractor fan.

\* The South facing rear garden is private and mostly laid to lawn with a small patio area immediately outside the rear doors. Gated side access.

\* Garage with power and light. Driveway providing two parking spaces in front of the garage.

### Services

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

### Local Authority

Cherwell District Council. Council tax band E.

### Viewing

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

### EPC Rating: B

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