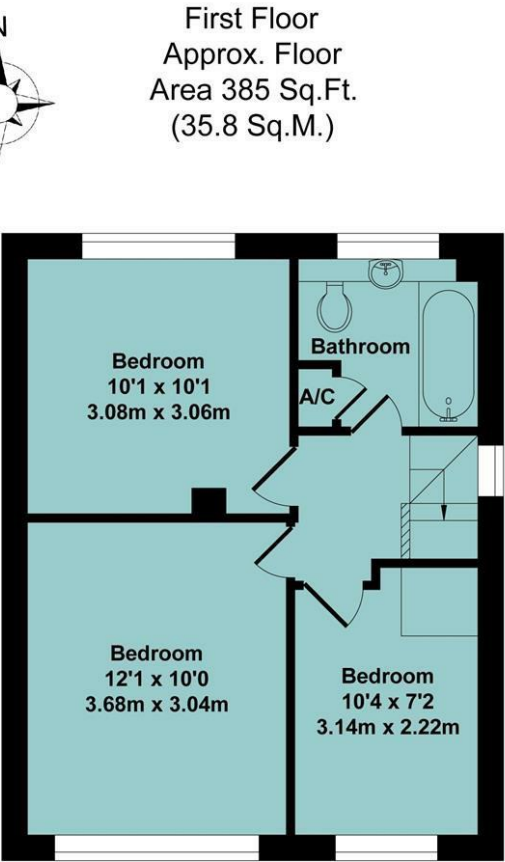
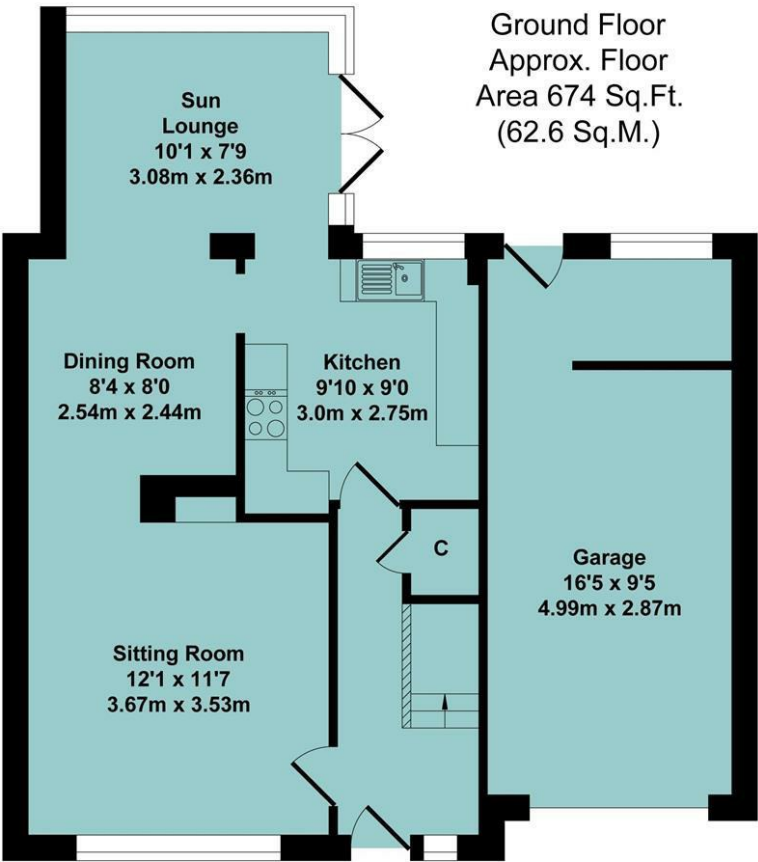
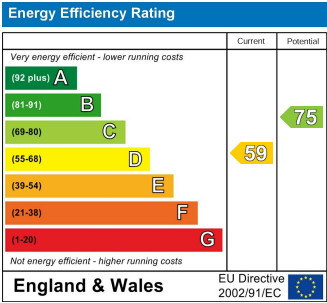


Agents Note

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.



Total Approx. Floor Area 1059 Sq.Ft. (98.40 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.



35 Freemans Road  
Bodicote





35 Freemans Road, Bodicote, Oxfordshire,  
OX15 4DX

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 WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME OCCUPYING A PLEASANT POSITION IN THIS FAVOURED WELL SERVED VILLAGE ADJOINING COUNTRYSIDE**

**Entrance hall, kitchen, lounge, dining area, opening to the conservatory overlooking the garden, three bedrooms, bathroom, garden, garage, driveway. Energy Rating D.**

**£360,000 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 Freemans Road will be found as the last turning on the left. Follow the road as it bears to the left and the property will be found after a short distance on the left hand side. A "For Sale" board has been erected for ease of identification.

**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 at Wykham Park Farm, public house, 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, Cotefield Nursery and café, and a bus service to and from the town centre.

- \* Well presented throughout.
- \* Greatly updated by the current owners.
- \* Updated windows in 2019.
- \* New internal wooden doors throughout.
- \* Conservatory with solid roof.

\* Entrance hall with Amtico flooring, understairs cupboard and stairs to first floor.

\* Lounge with window to front, gas fireplace and opening to dining area.

\* Dining area with ample space for table and chairs, opening to conservatory with windows allowing in lots of natural light and offering a view of the rear garden.

\* Kitchen with cream wall and base mounted units with wood effect worktop over. Integrated washing machine, dishwasher, oven and hob, space for fridge freezer, space for tumble dryer.

\* First floor landing with hatch to loft and window to side.

\* The master bedroom is a double with space for wardrobe and window to front.

\* The second bedroom also benefits from being a double with space for wardrobe and window to rear.

\* Further single bedroom.

\* Modern bathroom fitted with a suite comprising bath with Mira shower over, wash hand basin, WC, window and door to airing cupboard.

\* Spacious rear garden with patio area ideal for table and chairs with the remainder of the garden mostly being laid to lawn. Wooden built lean-to ideal for storage.

\* Lawned front garden with driveway parking leading to garage with light and power.

**Services**

All mains services are connected. The boiler is located in the garage.

**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.