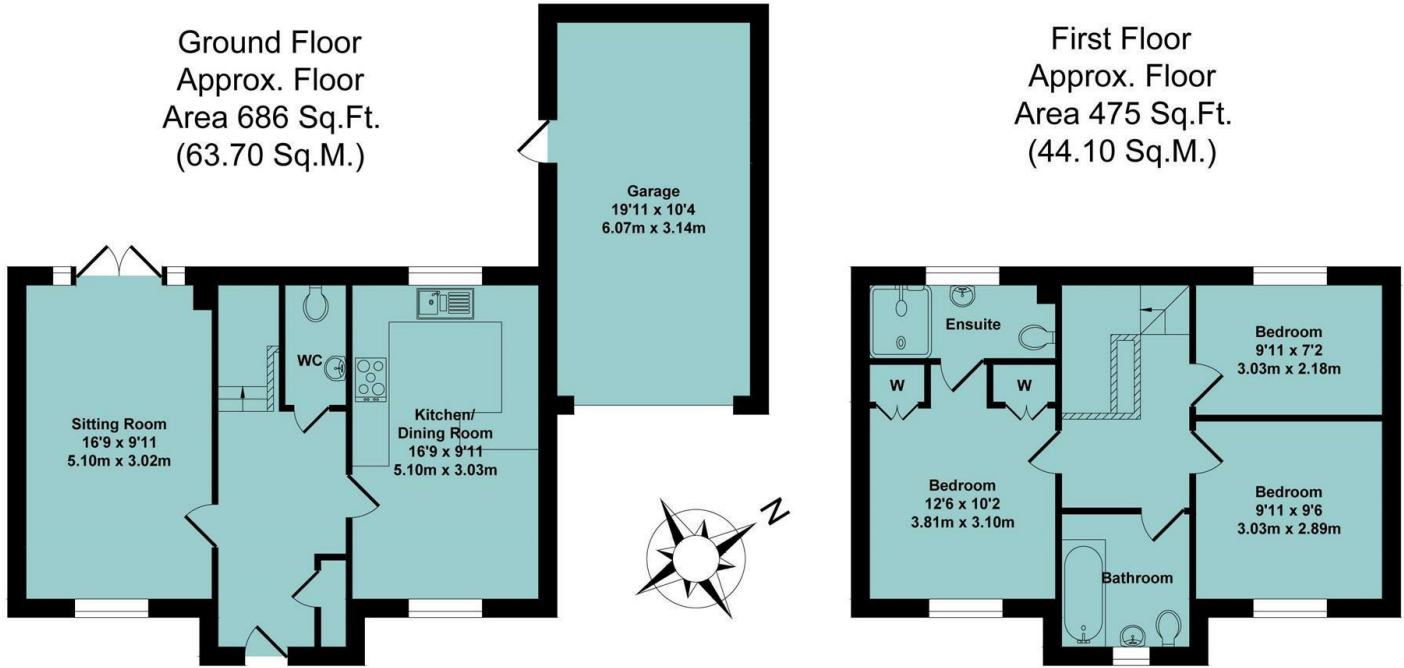
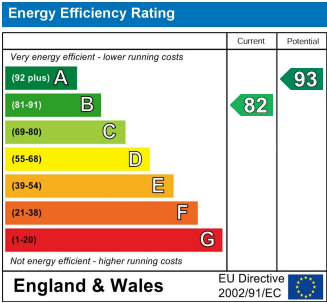


Agents Note

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 1161 Sq.Ft. (107.80 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.



7 Chaffinch Way
Bodicote



7 Chaffinch Way, Bodicote, Oxfordshire,
OX15 4GP

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 SPACIOUS AND WELL MAINTAINED THREE
BEDROOM DETACHED FAMILY HOME LOCATED ON
THE POPULAR LONGFORD PARK DEVELOPMENT
OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Entrance hall, sitting room, kitchen/diner,
downstairs WC, three bedrooms, ensuite and
family bathroom, rear garden, garage and
driveway. Energy rating B.

£375,000 FREEHOLD



Directions

From Banbury town centre proceed along the Oxford Road (A4260). Before the flyover turn left where signposted to Bodicote and Cherwell Heights. After a short distance proceed straight on at the roundabout and continue onto Longford Park. Follow Longford Park Road passing the primary school on the left and then turn left at the intersection into Songthrush Road and after a short distance turn left into Chaffinch Way and the property will be found after a short distance on the left 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, 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 the lounge, kitchen/diner, WC, storage cupboard, tiled flooring and stairs to first floor.
- * The lounge is dual aspect with window to front and French doors at the rear opening to the garden, laminate flooring.
- * Dual aspect kitchen/diner accessed off the hallway, fitted with a range of recently replaced (in 2022) base and eye level units, integrated appliances include a fridge freezer, a double oven with a five ring gas hob and extractor over, integrated dishwasher and washing machine, inset sink, ample space for a large table and chairs, tiled flooring.
- * Downstairs cloakroom with WC, wash hand basin and tiled flooring.
- * First floor landing with doors to all rooms and hatch to loft.

- * The master bedroom is a double with two fitted wardrobes, a window to the front and a door to the ensuite.
- * Ensuite with double shower cubicle, WC and wash hand basin, window to rear, tiled flooring and heated towel rail.
- * Bedroom two is a double with window to front.
- * Bedroom three is a double with window to rear.
- * Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls, heated towel rail, window to front.
- * The garden is mostly laid to lawn with a patio and seating area. Gated side access and a personal door to the garage. The garden is very private and not overlooked. Outside tap and outside socket.
- * Garage with up and over door, light and power, partly boarded for storage.
- * Off road parking in front of the garage for one/two vehicles.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: B

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