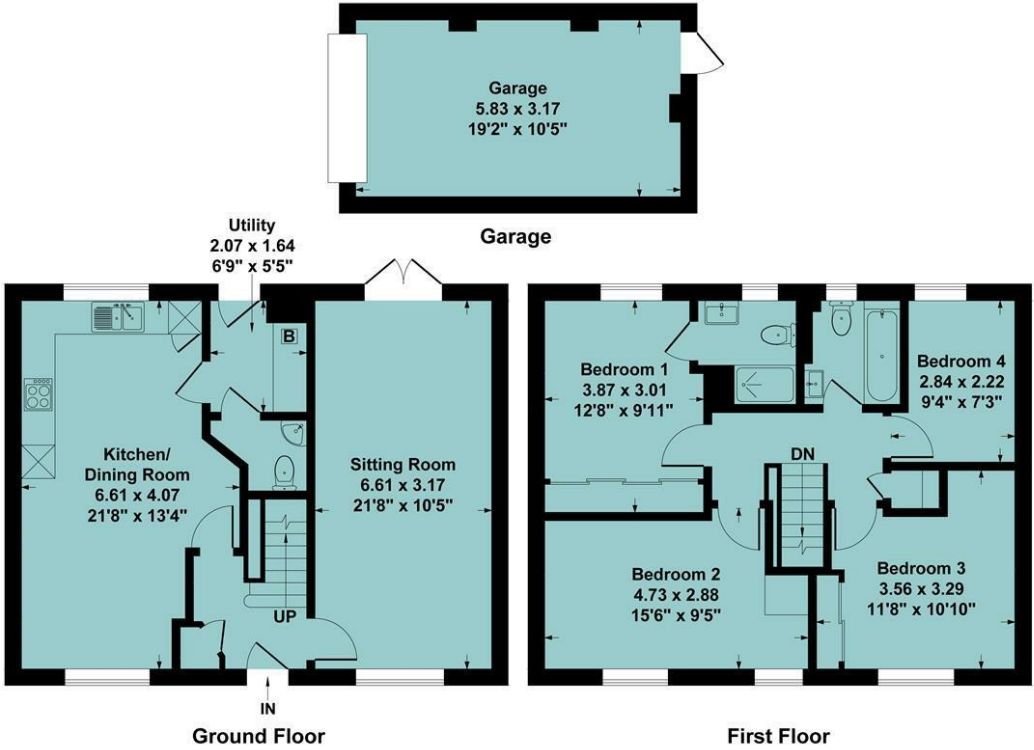


Agents Note

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.

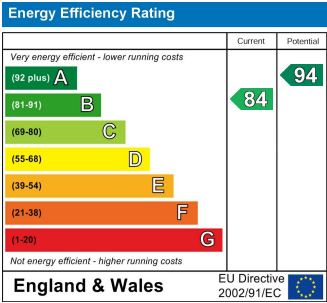
Referral fees

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.



Ground Floor Approx Area = 55.78 sq m / 600 sq ft
First Floor Approx Area = 55.78 sq m / 600 sq ft
Garage Approx Area = 18.48 sq m / 199 sq ft
Total Area = 130.04 sq m / 1399 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.



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.



108 Longford Park Road
Bodicote



108 Longford Park Road, Bodicote,
Oxfordshire, OX15 4FU

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 POPULAR LONGFORD PARK
DEVELOPMENT WITHIN WALKING DISTANCE TO
LOCAL PRIMARY AND SECONDARY SCHOOLS

Entrance hall, kitchen/dining room, sitting room,
utility room, downstairs WC, four bedrooms,
ensuite, family bathroom, rear garden, garage.
Energy rating B.

£430,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town bear left before the flyover where signposted to Bodicote and Cherwell Heights. At the mini roundabout continue straight on signposted to Longford Park. Continue along this road and number 108 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 The Bodicote Cricket Club and Bodicote Players Amateur Dramatics. Within the village amenities include a Post Office/shop, 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 access to storage cupboard and stairs to first floor.
- * Light and airy sitting room with window to the front and patio doors opening to the rear garden allowing in lots of natural light.
- * Kitchen/dining room with ample space for table and chairs. The kitchen comprises of a range of wall and base mounted units, integrated appliances include fridge, freezer, dishwasher, oven and four ring gas hob.
- * Utility room with space and plumbing for washing machine, worktops and wall mounted gas fired boiler.
- * Downstairs cloakroom comprising wash hand basin, WC, extractor fan and radiator.
- * First floor landing with airing cupboard and hatch to loft.

- * The master bedroom is a double and has built-in wardrobes with mirrored sliding door, window overlooking the rear garden and door to ensuite.
- * Ensuite comprising shower cubicle, WC, wash hand basin, radiator, window and extractor fan.
- * The second bedroom is also a double with two windows allowing in lots of light, wardrobe with mirrored sliding door and space for drawers.
- * The third bedroom is a double with built-in wardrobe having mirrored sliding doors.
- * The fourth bedroom is a single (currently being used as a study) and has a built-in cupboard.
- * Family bathroom fitted with a suite comprising bath with mixer tap, WC, wash hand basin, window and radiator.
- * The rear garden has a small patio area with the rest being laid to lawn, gated side access, private door to the garage.
- * Garage with up and over door, power and light, parking space in front.

Local Authority
Cherwell District Council. Council tax band E.

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

Services
All mains services are connected. The boiler is located in the utility room.

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