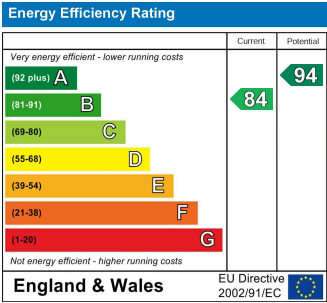
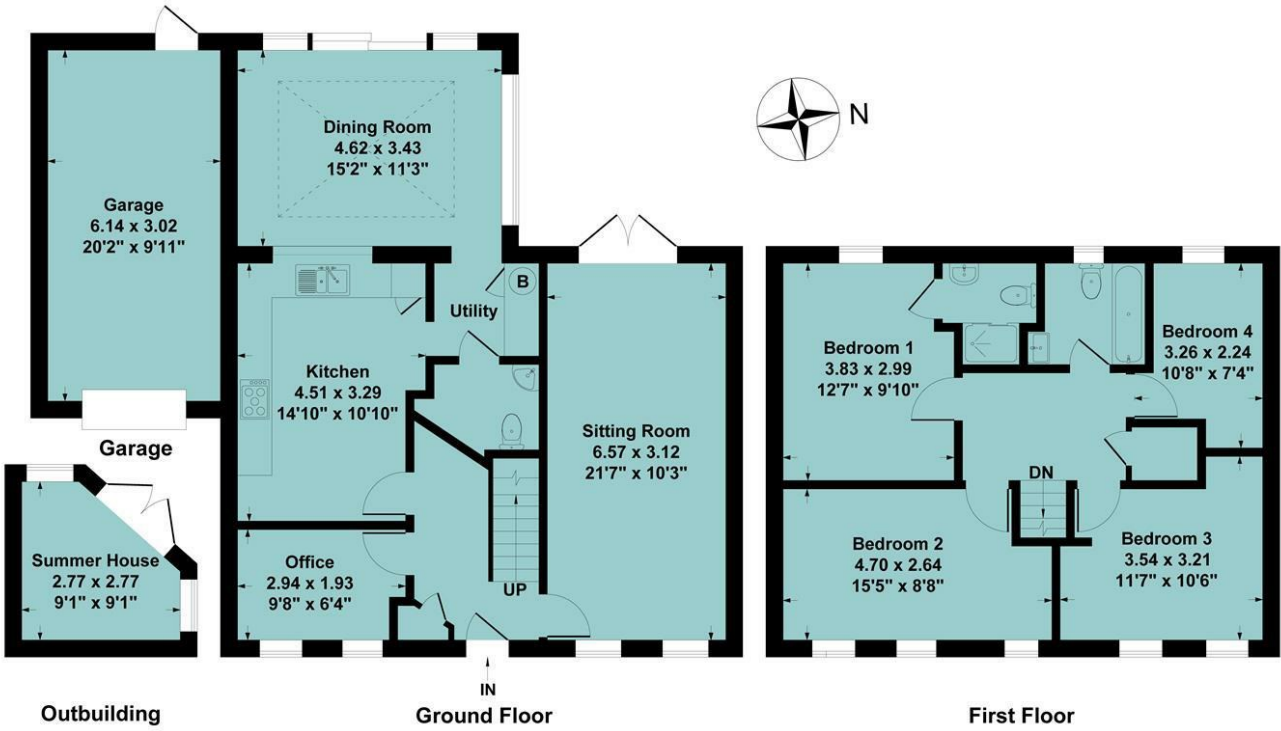


Agents Note

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 = 73.51 sq m / 791 sq ft  
First Floor Approx Area = 55.29 sq m / 595 sq ft  
Garage Approx Area = 18.54 sq m / 200 sq ft  
Outbuilding Approx Area = 6.28 sq m / 68 sq ft  
Total Area = 153.62 sq m / 1654 sq ft

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

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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.



79 Hobby Road  
Bodicote





79 Hobby Road, Bodicote, Oxfordshire,  
OX15 4GH

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 EXTENDED FOUR BEDROOM FAMILY HOME WITH AN EXTENDED KITCHEN DINER AND LANDSCAPED REAR GARDEN, LOCATED ON THE POPULAR LONGFORD PARK DEVELOPMENT

Entrance hall, study, lounge, kitchen/diner, utility, downstairs cloakroom, master bedroom with ensuite, three further bedrooms and family bathroom on the first floor, rear garden, garage and off road parking. Energy rating B.

£499,950 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue into Bodicote and at the traffic lights turn left into Longford Park Road. Follow the road for approximately 500 yards until you reach the primary school and take the right hand turn into Hobby Road. Follow the road for approximately 150m and take the second left hand turn then the property will be found on your 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 kitchen/dining room, study and lounge, stairs to first floor, storage cupboard for coats and shoes.
- \* Study with window to front and radiator.
- \* Spacious lounge with two windows to the front and double doors to the rear leading to the garden.
- \* Large kitchen/dining room with wood flooring and fitted with a range of modern eye level cabinets and base units with work surfaces over. There is a five ring gas hob with extractor over, a one and a half bowl sink and draining board, a single oven and integrated dishwasher. There is space for a large fridge/freezer, a doorway to the utility and an opening to the family/dining room.
- \* Utility room with space and plumbing for a washing machine and tumble dryer. Doorway to the dining area and door to the downstairs WC with WC and wash hand basin.
- \* Extended dining area with a window to the side and French doors leading to the rear garden. Large skylight allowing in lots of natural light and breakfast bar with opening to the kitchen.
- \* Master bedroom with window to rear and the ensuite which comprises shower cubicle, wash hand basin and WC, window to rear.

- \* Bedrooms two and three are both doubles with windows to the front.
- \* Bedroom four is a single with a window to the rear.
- \* Family bathroom fitted with a white suite comprising panelled bath with shower over, WC and wash hand basin.
- \* The landscaped rear garden and has a large paved seating area, artificial lawn with a border of beds with plants, a raised wooden deck with a timber garden room. Personal door to the rear of the garage and gated side access.
- \* Tarmac driveway to the front and side creating off road parking for 3 to 4 vehicles.
- \* Garage with up and over door to the front, personal door to the rear. Lighting and power.

Services

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

Local Authority

Cherwell District Council. Tax band E.

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.