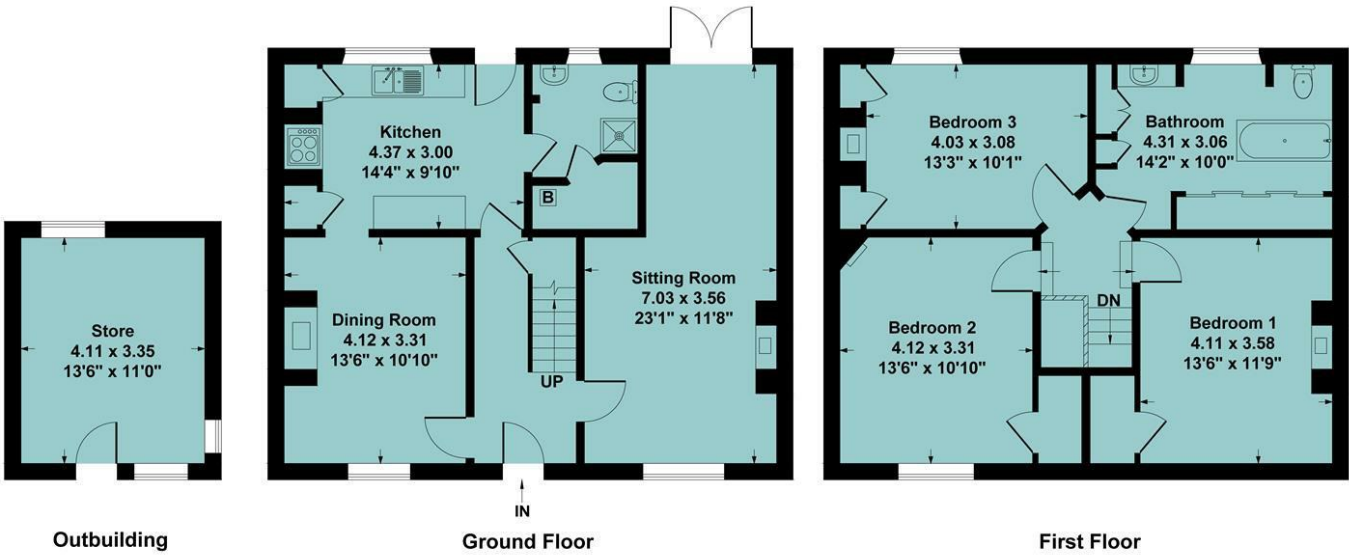


Agents Note

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.

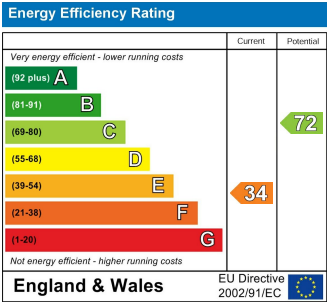
Referral fees

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 = 65.21 sq m / 702 sq ft  
First Floor Approx Area = 65.21 sq m / 702 sq ft  
Outbuilding Approx Area = 13.76 sq m / 148 sq ft  
Total Area = 144.18 sq m / 1552 sq ft

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



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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.



Bodicote Cottage, 16 High Street  
Bodicote





# Bodicote Cottage, 16 High Street, Bodicote, Oxfordshire, OX15 4BS

Approximate distances  
Banbury 2 miles  
Chipping Norton 13 miles  
Oxford 21 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 WONDERFUL OPPORTUNITY TO ACQUIRE A HANDSOME DOUBLE FRONTED BRICK AND STONE SEMI DETACHED VICTORIAN HOUSE WHICH REQUIRES MODERNISATION OCCUPYING A GENEROUS PLOT IN THE HEART OF THE VILLAGE**

**Hall, sitting room, dining room, kitchen, shower room/WC, three double bedrooms, large bathroom, gas ch via rads, sash windows, off road parking, large rear garden, no upward chain. Energy rating F.**

**GUIDE PRICE £450,000 FREEHOLD**



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town bear left where signposted to Bodicote and Cherwell Heights. At the roundabout turn right and travel over the flyover. At the next roundabout continue straight on and then take the next left into White Post Road passing the primary school on the left and follow this road as it leads into High Street. The property will be found in the heart of the village on the left hand side and can be recognised by our "For Sale" board.

## 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, Cotefield Nurseries and coffee shop, 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 Banbury and Oxford.

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:

\* Bodicote Cottage, 16 High Street represents a rare opportunity to acquire a handsome brick and stone built semi detached Victorian house which requires modernisation in a conservation area in the heart of the village.

\* It boasts a number of period features including high ceilings throughout, picture rails, high skirtings, original doors, feature fireplaces, exposed wood floors and sash windows.

\* This double fronted house has reception rooms to either side of a generous hall which has a black and white tiled floor and storage cupboards under the stairs.

\* The main reception room has a window to the front, French doors to the rear garden, exposed wood floor and large fireplace.

\* The kitchen and dining room are currently separated but we believe there is scope for this to be opened to create one large well lit open plan area subject to building regulations approval.

\* The dining room has a window to front, exposed wood floor and picture rails whilst the kitchen has a range of birch effect units, plumbing for washing machine and dishwasher, space for fridge and freezer, gas cooker point, doors to built-in cupboards and stable door opening to the rear garden.

\* Ground floor shower room/WC with a white suite, window and door to a large storage/boiler cupboard.

\* Three double bedrooms with built-in wardrobes/cupboards, exposed wood floors and original fireplaces.

\* Large bathroom created from a former bedroom and fitted with a dated white suite, extensive storage and airing cupboard. We believe that there is ample space to create an ensuite to the master bedroom subject to building regulations approval.

\* To the front of the property there is a driveway providing off road parking space for one/two vehicles with adjacent raised lawn and borders.

\* To the rear there is a large walled garden affording a high degree of privacy with patio, raised lawn and borders and a detached brick built outbuilding which could serve as a workshop/garden store. At the rear of the property there is a pedestrian access behind the neighbouring property (number 18) which is owned by the subject property and leads via a right of way through the garden of number 20 to High Street.

## Services

All mains services are connected. The boiler is located in the boiler/storage room.

## Local Authority

Cherwell District Council. Council tax band E.

## Viewing

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

## Energy rating: F

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