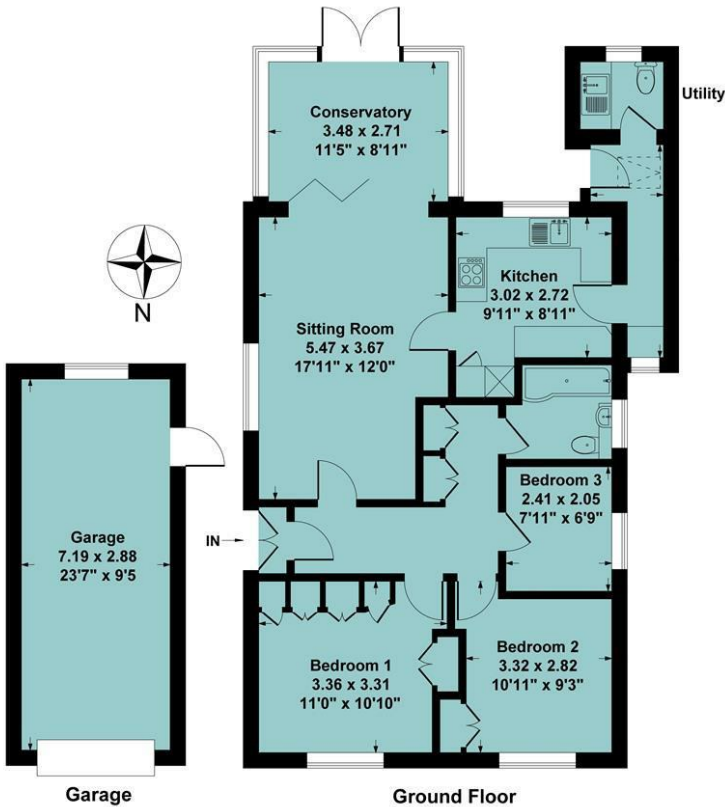


Agents Note

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 = 88.65 sq m / 954 sq ft
Garage Approx Area = 20.70 sq m / 223 sq ft
Total Area = 109.35 sq m / 1177 sq ft

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		

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.



1 Deers Close
Bodicote



1 Deers Close, Bodicote, Oxfordshire,
OX15 4EA

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 EXTENDED DETACHED THREE
BEDROOM BUNGALOW OCCUPYING A GENEROUS YET
MANAGEABLE PLOT IN A RELATIVELY SMALL CUL DE
SAC**

**Porch, hall, WC/utility room, sitting room,
conservatory/dining room, kitchen, three
bedrooms, bathroom, gas ch via rads, uPVC double
glazing, garage and generous driveway parking, 66'
south facing rear garden. Energy rating C.**

£430,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue along the Oxford Road into Bodicote and at the traffic lights before Bannatyne's Health Club turn right into Weeping Cross. Follow the road as it bends around to the left and right leading into East Street. After a short distance turn left into Lower Close and Deers Close will be found as a turning to the right. The property will be found as the first on the left.

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:

- * A brick built modern detached bungalow believed to date back to the 1960's with more recent extensions.
- * Occupying a generous yet manageable mainly level plot in this pleasant relatively small cul-de-sac.
- * Ideally located for access to the amenities within the village and country walks which are close to hand.
- * A door at the side opens to the porch which in turn has a door opening to the hall where there is generous storage with built-in cupboards and a hatch opens to the loft space with a fitted ladder, light connected and wall mounted gas fired boiler.
- * Sitting room with window to side and double glazed bi-fold doors opening to the conservatory/dining room which has a light and power connected, radiator, Oak floor, windows and French doors opening to the patio and rear garden, high pitched insulated roof.
- * Kitchen with a range of cream units incorporating a built-in double oven, separate four ring gas hob and extractor over, fitted water softener, work surfaces, integrated fridge and freezer, window to rear overlooking the garden and door to the rear hall.
- * From the rear hall there is a door opening to the rear

- garden, windows to front and side and a door to the utility/WC which is fitted with a white WC, sink, wall units, plumbing for washing machine and window.
- * Main double bedroom with window to front and extensive built-in fitted wardrobes.
- * Second double bedroom with built-in wardrobe, window to front and third single bedroom with window to side.
- * Bathroom fitted with a white suite comprising P-shaped shower/bath with shower unit over and fully tiled surround, semi recessed wash hand basin and WC, window, heated towel rail.
- * To the front there is a low maintenance block paved area with attractive flower and shrub beds. A long driveway provides generous off road parking to the side and leads to an up and over door which in turn opens to the single garage which has power and light connected, window to the rear and personal door into the garden.
- * From the drive a gate opens to the rear garden which is south facing and extends to approximately 66' in length x 34' wide. There is a large paved patio adjoining the bungalow with borders alongside, a lawn beyond, flower and shrub borders, greenhouse, flower and shrub borders, shed, small productive area for vegetables and soft fruits at the back.
- Services**
All mains services are connected. The wall mounted gas fired combination boiler is located in the loft.
- Local Authority**
Cherwell District Council. Council tax band D.
- Viewing**
Strictly by prior arrangement with the Sole Agents Anker & Partners.
- Energy rating: C**
A copy of the full Energy Performance Certificate is available on request.