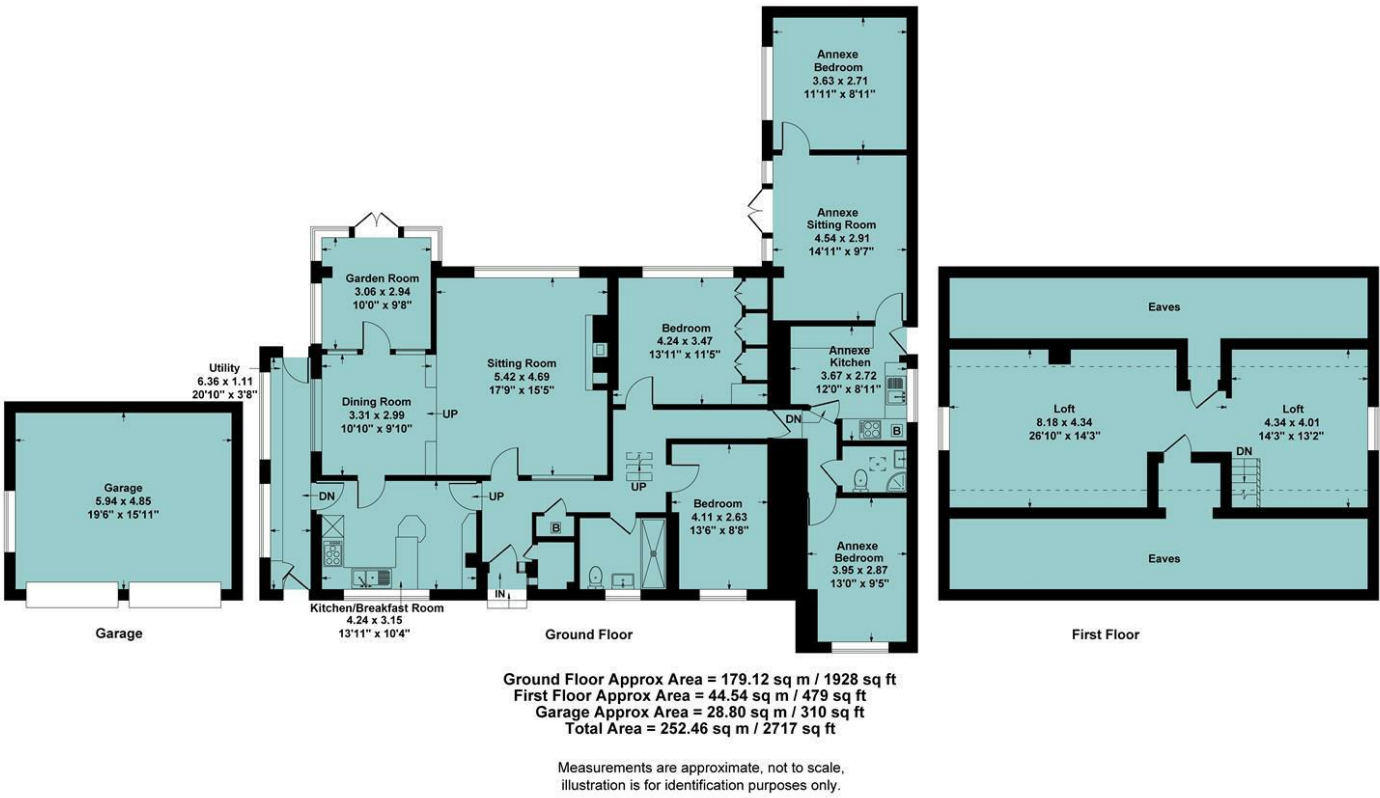


Agents Note

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.



Leafield, Paddock Farm Lane
Bodicote



Leafield, Paddock Farm Lane, Bodicote, Oxfordshire, OX15 4BT

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 SPACIOUS DETACHED BUNGALOW WITH ANNEXE OCCUPYING A DELIGHTFUL POSITION AT THE END OF A QUIET LANE BACKING ONTO FIELDS OVER WHICH THERE ARE LOVELY VIEWS

Hall, large living room, garden room, kitchen. two bedrooms, shower room, two bedroom annexe with sitting room, kitchen and shower room, large frontage, detached double garage, large west facing rear garden overlooking fields. Energy rating C (annexe) D (main house).

£625,000 FREEHOLD



Directions

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town bear left where signposted to Bodicote and travel over the flyover by turning right at the roundabout and continue to the next roundabout. Continue into Bodicote and take the next left into White Post Road. Continue into High Street and Paddock Farm Lane will be found as a turning to the right. Follow the lane to the end and the property will be found on the right facing you.

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 great opportunity to acquire this detached residence in a lovely tucked away location overlooking fields to the rear.
- * The spacious and flexible accommodation includes an annexe and offers huge potential for remodelling and extending. It already has a very large partially converted loft space.
- * It stands in a generous plot with a large frontage providing extensive off road parking and a detached double garage whilst to the rear there is a large mature garden which faces west and has lovely rural views.

* We believe that most prospective purchasers will wish to carry out some updating.

* Large hall with built-in cupboard housing the wall mounted gas fired boiler and hatch to the aforementioned loft space.

- * Large living/dining room with fireplace and a garden room.
- * Kitchen which has recently been updated with a range of base and eye level units in Cotswold green with window to front, built-in double oven, ceramic hob, door to the side lobby/utility room.
- * Two double bedrooms one of which enjoys the views to the rear over fields.
- * Shower room fitted with a suite comprising fully tiled shower area, wash hand basin and WC, window.
- * The adjoining annexe which has its own access includes two double bedrooms, a shower room with a white suite, small kitchen and sitting room with patio doors opening to the rear garden and a wall mounted gas fired boiler.

Services

All mains services are connected. There is a wall mounted Worcester gas fired boiler in the hall of the main part of the bungalow and another wall mounted gas fired boiler in the living room of the annexe.

Local Authority

Cherwell District Council. Council tax band F.

Viewing

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

Energy rating: C (annexe)

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

Energy rating: D (main house)

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