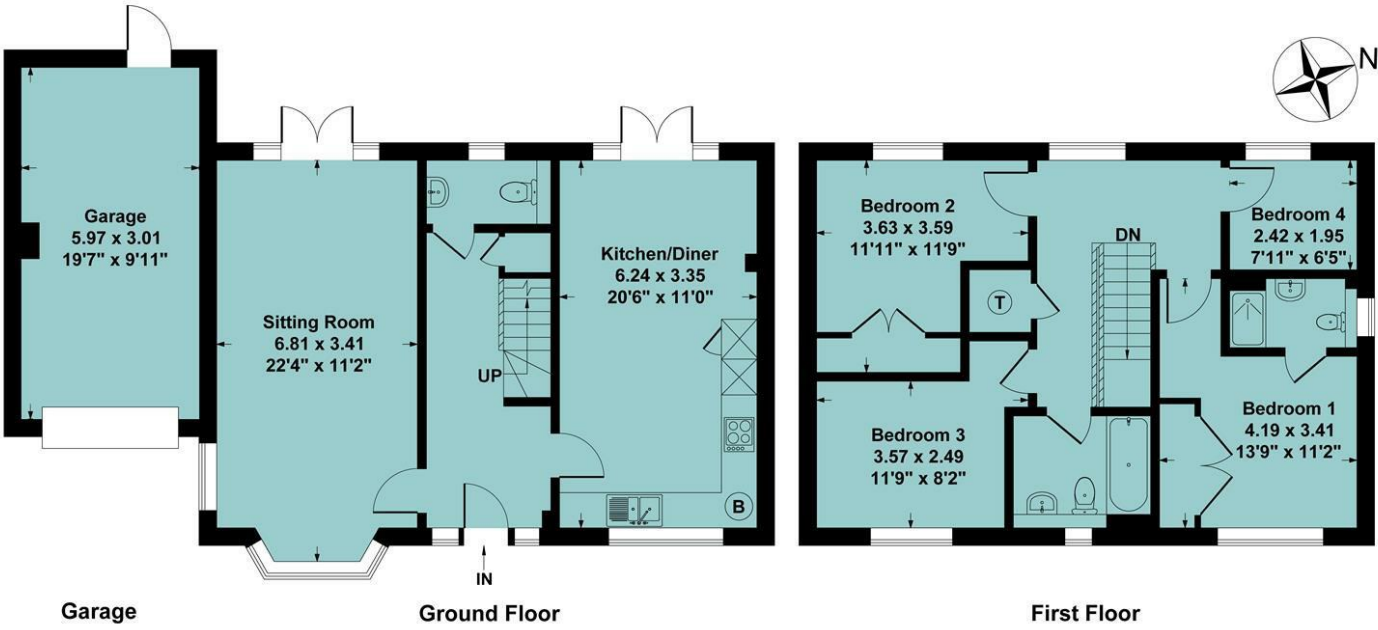


Agents Note

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.

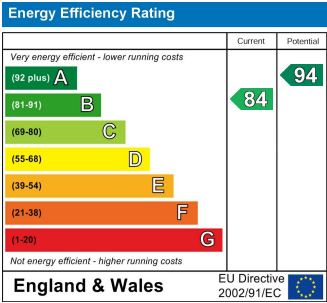
Referral fees

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 = 58.23 sq m / 627 sq ft  
First Floor Approx Area = 57.22 sq m / 616 sq ft  
Garage Approx Area = 17.97 sq m / 193 sq ft  
Total Area = 133.42 sq m / 1436 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.



40 Cotefield Drive  
Bodicote





40 Cotefield Drive, Bodicote, Oxfordshire,  
OX15 4SW

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 SPACIOUS AND WELL PRESENTED FOUR BEDROOM  
DETACHED HOUSE OCCUPYING A LARGER THAN  
AVERAGE PLOT IN A QUIET CUL-DE-SAC ON THE EDGE  
OF BODICOTE

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

£535,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Having passed Bannatyne's Health Club, turn right where signposted to Cotefield Garden Centre. Having passed the garden centre, follow Cotefield Drive to the right and the property will be found after a short distance on the right 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, 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:

- \* Entrance hall with doors to the sitting room, kitchen/dining room, downstairs WC and stairs to the first floor, ample space for coats and shoes, understairs cupboard.
- \* Dual aspect sitting room with bay window to front, window to side and double doors at the rear to the garden.
- \* Kitchen/dining room fitted with a range of grey gloss base and eye level units with worktop over, tiled flooring, integrated fridge freezer, integrated dishwasher, integrated washing machine, double oven with five ring gas hob and extractor over, washer/dryer, window to front, double doors to rear garden, ample space for table and chairs.
- \* Downstairs WC and wash hand basin.
- \* First floor landing with doors to all rooms, built-in airing cupboard, hatch to loft and window to rear.
- \* The master bedroom is a double with window to front, built-in double wardrobe and ensuite comprising double walk-in shower, WC, wash hand basin, heated towel rail, window to side, tiled floor and part tiled walls.
- \* Bedroom two is a double with a window to rear and a built-in double wardrobe.

- \* Bedroom three is a double with a window to the front.
- \* Bedroom four is a single with a window to rear.

\* Family bathroom fitted with a white suite comprising bath, WC and wash hand basin, heated towel rail, window to front, part tiled walls and tiled floor.

\* The rear garden comprises a large lawned area with a range of mature bushes and shrubs, a large patio area, vegetable patch with a selection of herbs and fruit trees, a fenced off area of wild garden with a pond and wild native plants and trees. Gated side access, personal door to rear of garage.

\* Garage with up and over door, light and power, storage above and personal door to rear.

\* Off road parking for at least one car on the driveway.

\* To the front of the property there is a lawned area and a border of mature bushes and trees. Gated side shared entrance with gate to rear of property.

Services

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

\* There is an annual estate management charge of £102.33 payable to Remus Management Limited.

Local Authority

Cherwell District Council. 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.