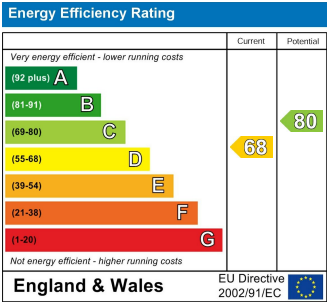


Agents Note

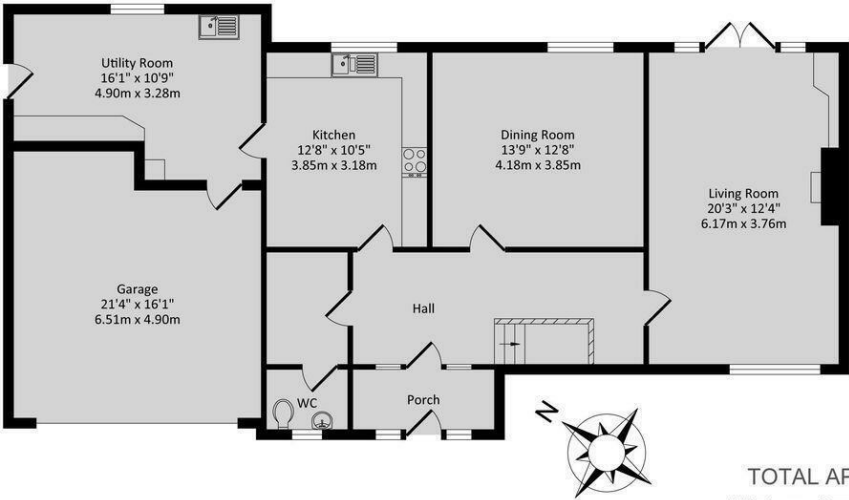
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

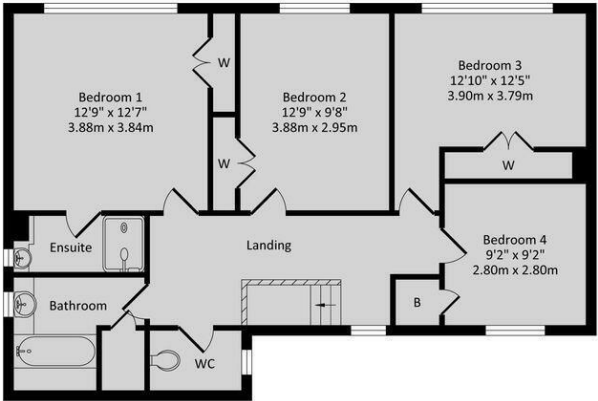
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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
1243 sq.ft. (115.5 sq.m.) approx.



First Floor
815 sq.ft. (75.7 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 2058 sq.ft. (191.20 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



11 The Rydes
Bodicote



11 The Rydes, Bodicote, Oxfordshire,
OX15 4EJ

Approximate distances
Banbury 1.5 miles
Oxford 19 miles
Stratford upon Avon 21 miles
Leamington Spa 21 miles
Chipping Norton 14 miles
Junction 11 (M40) 3 miles
Banbury railway station 2 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A SPACIOUS DETACHED FAMILY HOME LOCATED IN A DESIRABLE NO THROUGH ROAD IN A HIGHLY SOUGHT AFTER DEVELOPMENT OF EXCLUSIVELY DETACHED HOUSES WITHIN WALKING DISTANCE OF THE PRIMARY SCHOOL AND MANY OTHER AMENITIES WITHIN THIS SOUGHT AFTER VILLAGE IMMEDIATELY SOUTH OF BANBURY

Porch, boiler room and WC, sitting room, dining room, kitchen/breakfast room, utility room, main bedroom with ensuite shower room, three further bedrooms, family bathroom, WC, gas ch via rads, uPVC double glazing, double garage, driveway parking, no upward chain. Energy rating C.

£585,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue under the flyover along the Oxford Road and before reaching Bannatyne's Health Club and Banbury Rugby Club turn right at the traffic lights into Weeping Cross. Proceed for approximately 350 yards and The Rydes will be found as a turning to the right. After a short distance bear right following the numbering system into the first cul-de-sac and the property will be found on the left 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 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:

- * A detached brick built house dating back to circa 1980 which provides spacious practical family accommodation.
- * Located in a relatively small cul-de-sac on a development of similar exclusively houses which is known to be a desirable spot in this favoured well served village.
- * Conveniently within walking distance of the primary school, Bannatyne's Health Club, Post Office/shop, pubs, bus stops, church and easily accessible to miles of country walks.
- * The accommodation which requires updating has a feeling of space and light throughout.
- * Porch and large hall with boiler room and ground floor WC.
- * Living room with French windows opening to the garden, stone fireplace with gas living flame coal effect fire and window to front.
- * Large separate dining room with window to rear overlooking the garden. This could be opened to the kitchen by moving a non-load-bearing wall between the two to create a larger open plan kitchen/diner.

* Kitchen/breakfast room with a range of light oak units, space for table and chairs, built-in double oven, separate gas hob, plumbing for dishwasher, window to rear and door to an exceptionally large utility room with window to rear, door to the side, space and plumbing for appliances, sink, hatch to loft and personal door to the garage. In similar properties on the development these utility areas have been converted to a smaller utility and separate office.

* Four double bedrooms including a main bedroom with built-in wardrobe and door to ensuite shower room, and the three remaining bedrooms all have built-in wardrobes.

* Family bathroom and separate WC.

* There is scope to remodel and extend subject to building regulations and planning permission where required. Please enquire as to the possibilities as we have an excellent working knowledge of the development and other similar proerties which have been altered to provide enhanced space for modern living.

* Gas central heating via radiators and uPVC double glazing.

* Large double garage and generous off road parking on the driveway.

* Generous rear garden affording a high degree of privacy.

Services

All mains services are connected. The gas fired boiler is located in the boiler room on the ground floor.

Local Authority

Cherwell District Council. Council tax band F.

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.