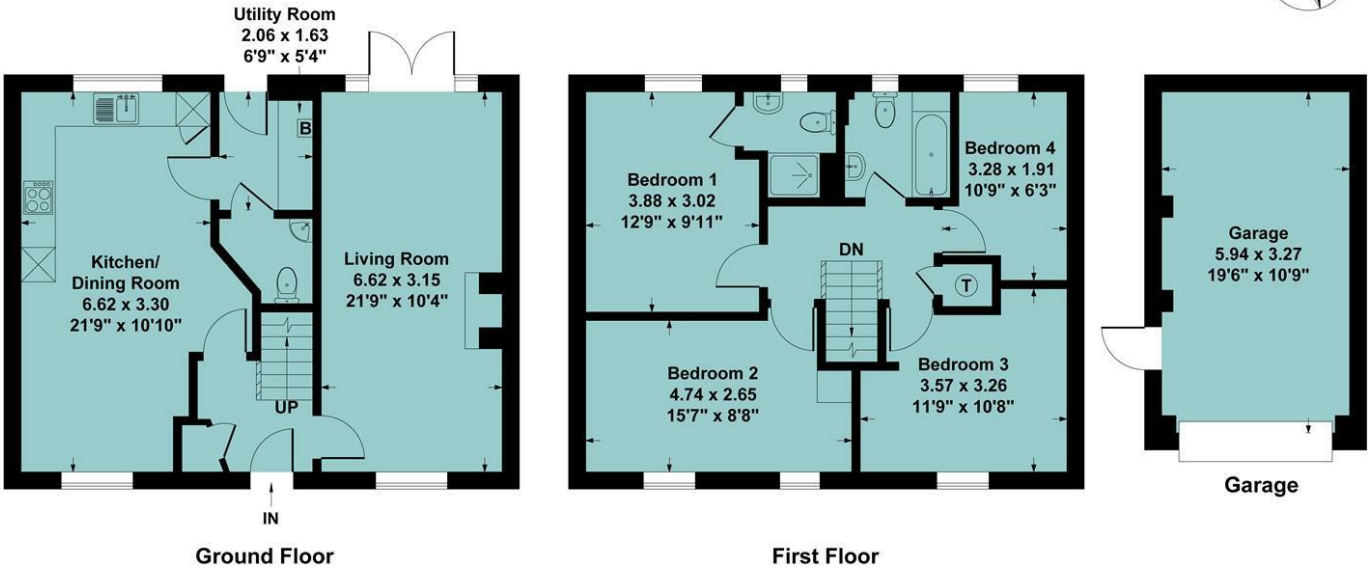


Agents Note

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.

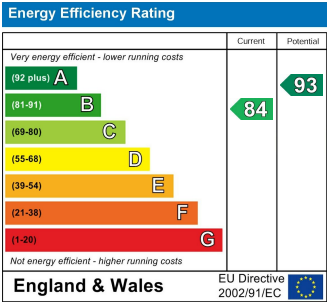
Referral fees

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 = 54.87 sq m / 591 sq ft
First Floor Approx Area = 54.87 sq m / 591 sq ft
Garage Approx Area = 19.42m / 209 sq ft
Total Area = 129.16 sq m / 1391 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



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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.



55 Yarrow Road
Bodicote



55 Yarrow Road, Bodicote, Oxfordshire,
OX15 4SN

Approximate distances
Banbury town centre 1.25 miles
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1 mile (rear pedestrian access)
Oxford 19 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A FOUR BEDROOM DETACHED HOME ADJACENT TO
FIELDS LOCATED ON THE POPULAR LONGFORD PARK
DEVELOPMENT

Entrance hall, dual aspect sitting room,
kitchen/diner, utility room, downstairs WC,
four bedrooms, ensuite, family bathroom, rear garden,
garage, driveway. Energy rating B.

£457,500 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town bear left before the flyover where signposted to Bodicote and Cherwell Heights. At the mini roundabout continue straight on signposted to Longford Park. Travel along Longford Park Road and take the fifth turning on the left into Wayfarings then take the next left hand turn into Yarrow Road and then the second turning on the right. The property will then be found after a short distance on the left hand side by following the numbering system.

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:

- * Detached four bedroom family home.
- * Pleasant position next to fields.
- * Under the same ownership since new.
- * Offered with no onward chain.
- * Entrance hall with access to storage cupboard, stairs to first floor.
- * Dual aspect sitting room with electric wood burning effect fire with solid oak mantle, patio doors opening to rear garden.
- * Kitchen/dining room with wall and base mounted units, integrated appliances include oven, induction hob, fridge freezer and dishwasher, ample space for table and chairs, windows to front and rear.
- * Utility room with space and plumbing for washing machine, gas boiler located in a cupboard.

- * Downstairs WC with wash hand basin, WC and extractor fan.
- * The master bedroom is a double and overlooks the rear garden, has space for wardrobes and access to ensuite which comprises of shower cubicle, wash hand basin, WC and heated towel rail.
- * The second bedroom is also a double and has two windows and ample space for wardrobes.
- * Third double bedroom also benefitting from space for wardrobe.
- * Further single bedroom.
- * Family bathroom comprising bath with shower over, wash hand basin, WC, heated towel rail, window and extractor fan.
- * The rear garden has a patio area ideal for table and chairs with the rest mainly laid to lawn and access to the garage and front driveway.
- * Single garage with light and power. Driveway to side with space for two cars.

Services

All mains services are connected. The gas fired boiler is located in the utility room.

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.