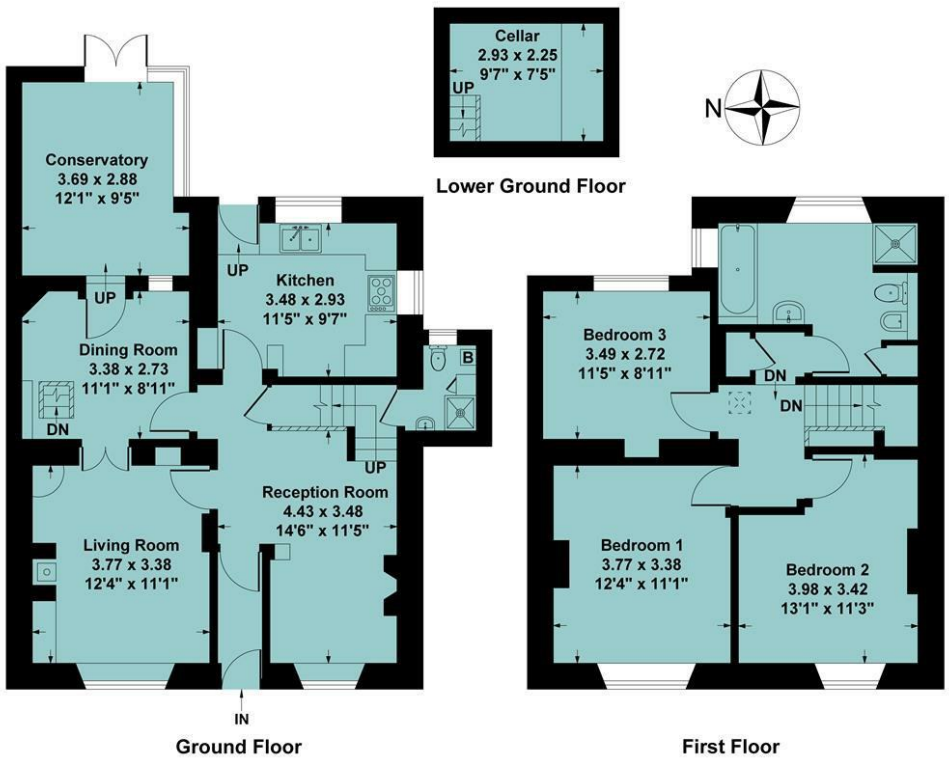
Agents Note

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

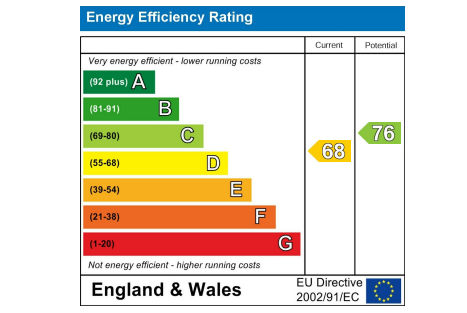
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



Lower Ground Floor Approx Area = 6.59 sq m / 71 sq ft
Ground Floor Approx Area = 69.43 sq m / 747 sq ft
First Floor Approx Area = 54.79 sq m / 590 sq ft
Total Area = 130.81 sq m / 1408 sq ft

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

www.focuspointhomes.co.uk



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.

Cosy Cottage, Church Street
Bodicote

Anker

Cosy Cottage, Church Street, Bodicote, Oxfordshire, OX15 4DW

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 DECEPTIVELY SPACIOUS AND CHARACTERFUL GRADE II LISTED THREE BEDROOM COTTAGE BENEFITTING FROM A MODERN KITCHEN, MULTIPLE RECEPTION ROOMS AND A LARGER THAN AVERAGE REAR GARDEN, OFFERED TO THE MARKET CHAIN FREE

Entrance hall, living room, dining room, further reception room, conservatory, kitchen, cloakroom, three double bedrooms, family bathroom, cellar, rear garden. Energy rating D.

£399,950 FREEHOLD

Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of town turn left where signposted to Bodicote and Cherwell Heights and then turn right at the roundabout to travel over the flyover. Continue straight on at the next roundabout into Bodicote and turn left to travel along White Post Road passing the recreation area on the right. Continue straight through the village via High Street into Church Street and the property will be found on the left almost opposite the church.

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 tiled flooring and a further door leading to the reception hall. From here there are doors to the living room, dining room and kitchen, understairs storage, stairs to the first floor and an opening to the reception area with window seat, cast iron fireplace with ornamental surround. This could be an ideal space for home working or a reading room.

* Living room with solid wooden flooring, window seat, exposed beams and stone walls, fireplace with log burner, recessed built-in shelving and double doors open to the dining room.

* Dining room with solid wooden flooring, exposed beams, steps up to the conservatory, door to entrance hall and a hatch down to the cellar.

* Cellar which has been lined and tanked and has an extractor fan.

* Conservatory with hardwood flooring, two radiators, further door and windows overlooking the rear garden.

* Kitchen with a range of base and eye level units. Inset double Belfast sink, range cooker and six ring burner with extractor over, dishwasher, American style fridge freezer, tiled flooring, windows to side and rear, door to rear.

* Ground floor cloakroom with WC, wash hand basin, window to rear, wall mounted gas fired combination boiler, space and plumbing for washing machine, storage cupboards.

* First floor landing with doors to all bedrooms and storage cupboard.

* Bedroom one is a double with window to front.

* Bedroom two is a double with window to front, built-in shelving and hatch to loft.

* Bedroom three is a large single/small double with a window to rear, exposed beams and recessed shelving.

* Family bathroom fitted with a bath, shower cubicle, WC, wash hand basin and bidet, window to rear.

* The rear garden comprises a large patio area and steps leading up to a turfed area with large flowerbeds. Two storage sheds. Beyond this there is a further patio, a large lawned area with a border of trees and shrubs and a further shed at the bottom.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: D

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

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.