



17 High Street  
Bodicote, OX15 4BX



ROUND & JACKSON  
ESTATE AGENTS









A charming three-bedroom, stone-built, grade 2 listed thatched cottage with many character features and located within the heart of this highly sought after, and well served village. The property comes to market with no onward chain.

#### The property

17 High Street, Bodicote is characterful period cottage which is pleasantly located in the heart of this highly regarded and well served village. The cottage is within easy walking distance to shops, amenities and schooling and there is rolling countryside walks just 5 minutes away. On the ground floor there is a sitting room with an inglenook fireplace, a dining area and kitchen. On the first floor there are three double bedrooms, en-suite to the main bedroom and a family bathroom. To the rear of the property there is a large, private garden with established trees, shrubs and bushes. There is a single garage also located to the rear of the property. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Sitting Room

A large, open-plan sitting room with a feature inglenook fireplace with a log burning stove. There are characterful exposed beams, exposed stonework and there is a door and window to the front aspect and there is a window to the rear aspect. There is also a door to the rear aspect from the sitting room, however, this has been sealed shut. Stairs rising to the first floor with storage beneath.

#### Dining Room

A good size dining room with plenty of space for furniture and this area is semi-open plan into the sitting room and kitchen. There is a feature inglenook fire place (Not in use) lovely stone flooring, exposed beams and stonework and a there is a window to the front aspect.

#### Kitchen

The kitchen is fitted with a range of shaker style cabinets with worktops over and tiled splash backs. There are a range of integrated appliances including a wine fridge, electric oven and microwave, four ring gas hob, slimline dishwasher, washing machine, fridge-freezer and an inset sink and drainer. There is beautiful stone flooring and a window to the rear aspect along with a stable door leading into the garden.

#### First Floor Landing

Access to all three bedrooms, the family bathroom and there is a loft hatch to the roof space. There is a useful storage cupboard, with shelving, and the water tank is located here. The landing has exposed wooden floorboards throughout.



#### Bedroom One

A good size double bedroom with a window to the rear aspect, exposed floorboards and beams and there is a door into the en-suite. The en-suite is fitted with a shower cubicle, toilet and wash basin with floor to ceiling tiling, and there are two windows to the rear aspect.

#### Bedroom Two

A double bedroom with a window to the front aspect, exposed floorboards and exposed beams.

#### Bedroom Three

A double bedroom with exposed floorboards, exposed beams and a window to the front aspect.

#### Family Bathroom

Fitted suite comprising of a panelled bath, toilet and wash basin, with tiled splash backs. There are exposed floorboards, exposed beams and there is a window to the rear aspect.





### Outside

To the rear of the property there is a large, and very private lawned garden with established trees, plants and shrubs. There is attractive stone walling to the garden area and access into the garage and access to the side aspect. There is a right of access across the back of the property for Reapers Cottage, the adjoining property.

### Garage

A stone-built single garage located to the rear of the property with double doors to the front along with a pedestrian access door to the rear.

### 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 Group. Within the village amenities include a Post Office/shop, a farm shop, two public houses, Bishop Loveday Church of England Primary School, Longford Park Primary School (rated excellent), 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.

### Directions

From Banbury town centre proceed in a southerly direction via the Oxford Road (A4260). Continue for approximately 1.5 miles and leave on the left hand slip road where sign posted for Bodicote. Turn right at the small roundabout, over the flyover and straight ahead at the next roundabout into Bodicote on White Post Road. Take the first left turn, after the pedestrian crossing, and continue along until this road becomes the High Street, where the property will be seen on your right just after the Horse & Jockey Public House.

### Services

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

### Local Authority

Cherwell District Council. Council tax band D.

### Viewings

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property

### Agents Note

Reapers Cottage, 15 High Street has a right of access across the rear of 17 High Street.

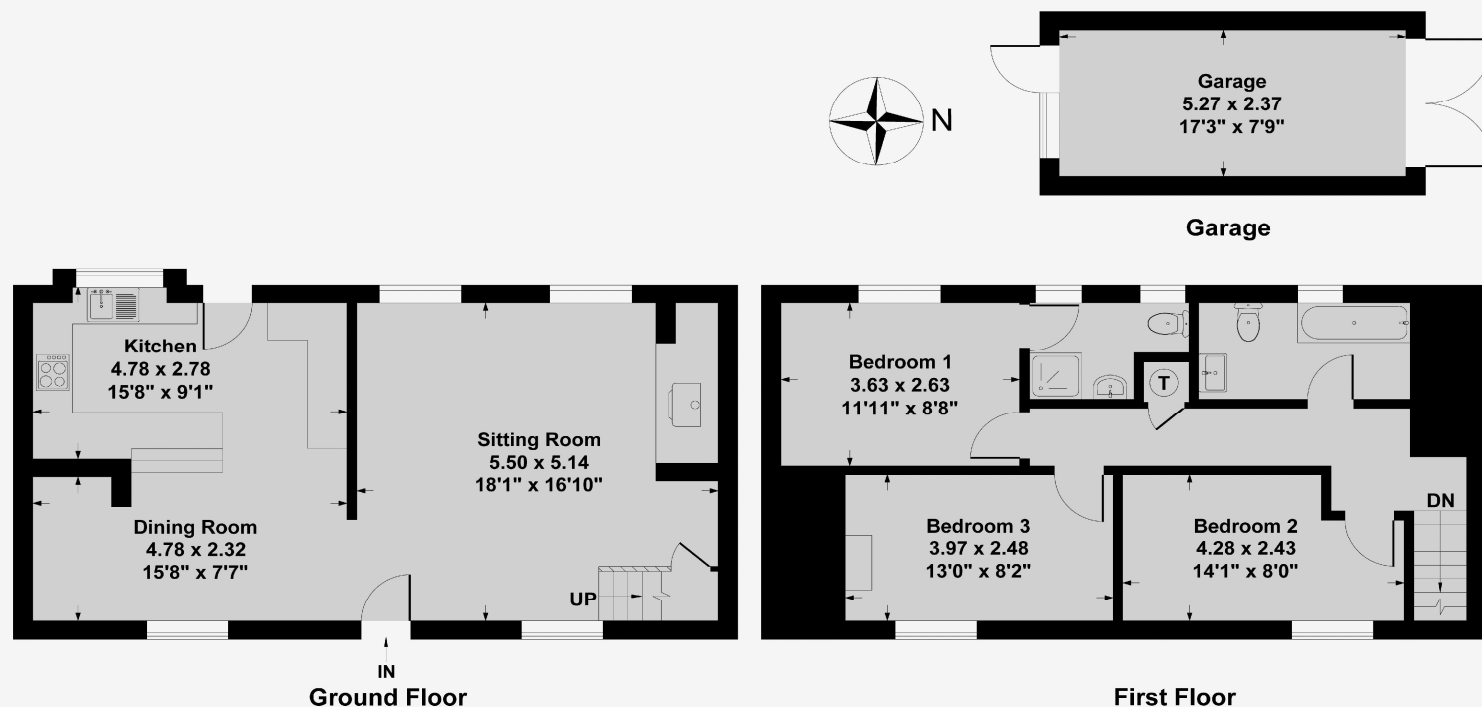
17 High Street, Bodicote is a Grade 2 listed, thatched property and is located within a conservation area.

**Asking Price: £375,000**









Ground Floor Approx Area = 54.85 sq m / 590 sq ft  
 First Floor Approx Area = 54.25 sq m / 584 sq ft  
 Garage Approx Area = 12.30 sq m / 132 sq ft  
 Total Area = 121.40 sq m / 1306 sq ft

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

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