



Woodbine Cottage, Paddock Farm Lane, Bodicote OX15 4BT
'Guide Price' £475,000

Stanbra
Powell

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Property Lettings





A four bedroom detached cottage.

Entrance hallway | Kitchen/breakfast room | Living/dining room | Garden room | Cellar | Two first floor bedrooms | Bathroom | Two second floor bedrooms | 72 ft south facing rear garden | In need of modernisation

A former farm labourers cottage dating back to pre 1844, this three storey four bedroom detached cottage offers a wealth of character as well as parking and a 72 ft in length south facing rear garden. The property was originally purchased as a project by the current owners and now requires completing, although some rooms have now been finished to a high standard. Viewing is highly recommended.

Ground Floor

Access via rear door.

Entrance hallway: Stairs rising to first floor. Radiator. Good size understairs storage cupboard. Door leading to cellar. Wooden double glazed window overlooking rear garden. Stairwell leading down to main cellar area.

Cellar: Modern trip switch fuse box.

Kitchen/breakfast room: Range of base level units with hardwood worktop. Belfast sink. Built-in oven with 4 ring gas hob. Space for under counter fridge/freezer and washing machine. Tiled flooring. Space for table and chairs. Radiator. Large Inglenook fireplace. Double glazed wooden window to front aspect.

Living room: This room has been updated. Oak flooring. Double glazed wooden window to front aspect. Built-in storage cupboards and shelving. Log burner. Traditional style radiator. Opening onto garden room.

Garden room: Tiled flooring. Two radiators. Double glazed windows overlooking rear garden, double doors leading to patio area. Glass roof.

Stairs leading to first floor.

First Floor

Hallway is oak flooring. Storage area off the landing.

Bathroom: Three piece white suite comprising of low level WC, traditional wash handbasin and free standing bath with central mixer tap and separate shower attachment. Tiling to splashback areas. Oak flooring. Heated towel rail. Double glazed window to front aspect. Traditional style radiator.

Bedroom three: Oak flooring. Exposed beams. Wooden double glazed window to front aspect. Traditional style radiator.

Bedroom one: Renovated to a high standard. Oak flooring. Feature fireplace. Original single glazed Sash window overlooking rear garden with shutters. Wooden double glazed window to front aspect with shutters. Traditional style radiator. Wall panelling below the Sash window.

Second Floor

Landing: Large storage cupboard.

Bedroom two: Good size double bedroom with wooden double glazed windows to front and side aspects. Radiator. Some wall panelling.

Bedroom four: Single bedroom with double glazed wooden window to front aspect. Radiator. Wall mounted boiler fitted in 2018.

Agents Note

The current owners have had planning passed for a top floor conversion giving two large bedrooms and a bathroom with Dorma windows to front and rear, this planning has now lapsed. Drawings have been done for a rear extension which are available upon request.

Outside

Front: Small slated border. Gravel driveway for one vehicle. Large wooden gates lead into garden.

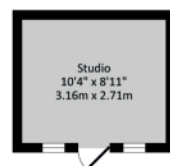
South facing rear garden: Measuring 72 ft in length. The garden is enclosed by original stone and brick walls. A large proportion of the garden is mostly laid to lawn with extremely mature flowers, trees and shrubs. Area laid to gravel. To the rear is a patio area with shed and brick built studio with flat roof and double glazed wooden windows and double doors opening into garden (this area would require finishing). Outside tap.

Services: All Council Tax Banding: D
Authority: Cherwell District Council

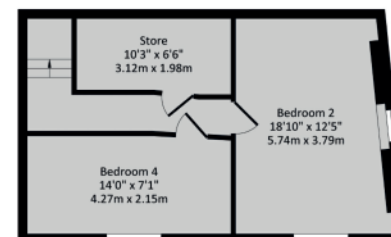




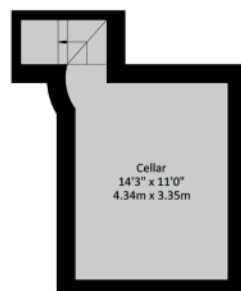
Outbuilding
93 sq.ft. (8.60 sq.m.) approx.



Second Floor
401 sq.ft. (37.30 sq.m.) approx.



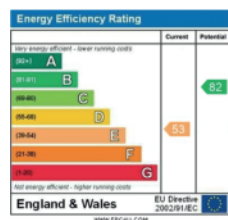
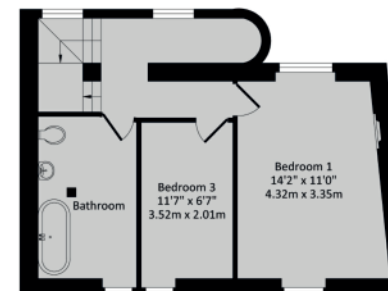
Cellar
181 sq.ft. (16.80 sq.m.) approx.



Ground Floor
499 sq.ft. (46.40 sq.m.) approx.



First Floor
419 sq.ft. (38.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1593 sq.ft. (148.0 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.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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