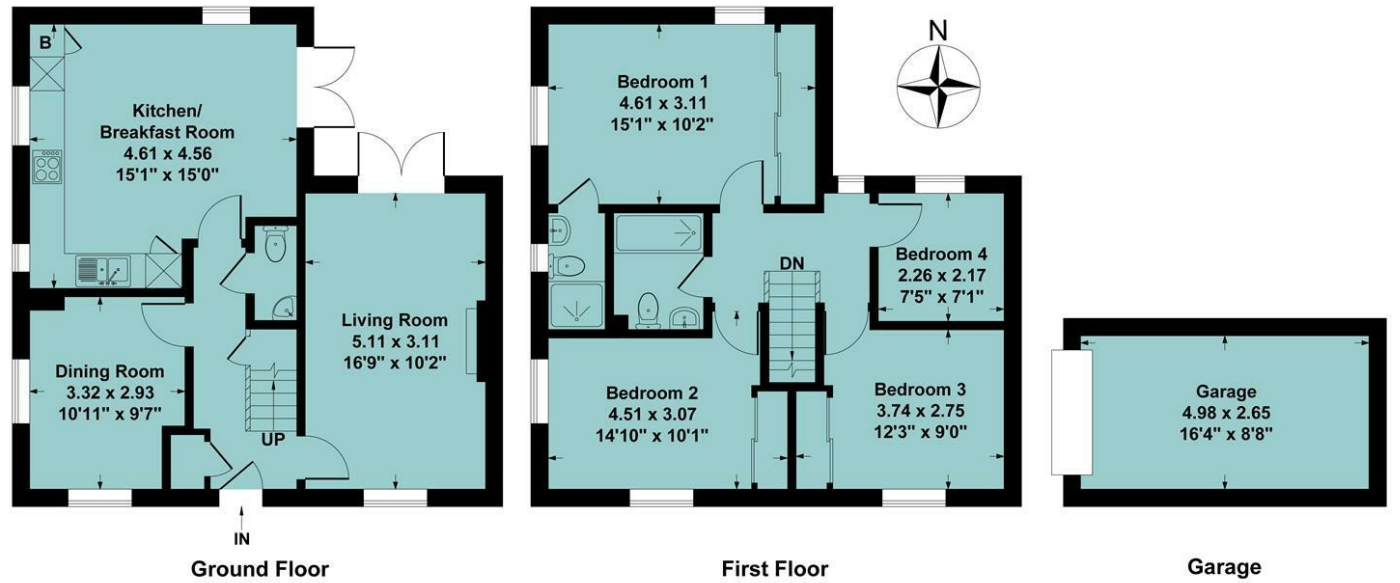


**Agents Note**

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 = 53.67 sq m / 578 sq ft  
 First Floor Approx Area = 53.67 sq m / 578 sq ft  
 Garage Approx Area = 13.19 sq m / 142 sq ft  
 Total Area = 120.53 sq m / 1298 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.  
[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



12 Blackwell Drive  
 Bodicote





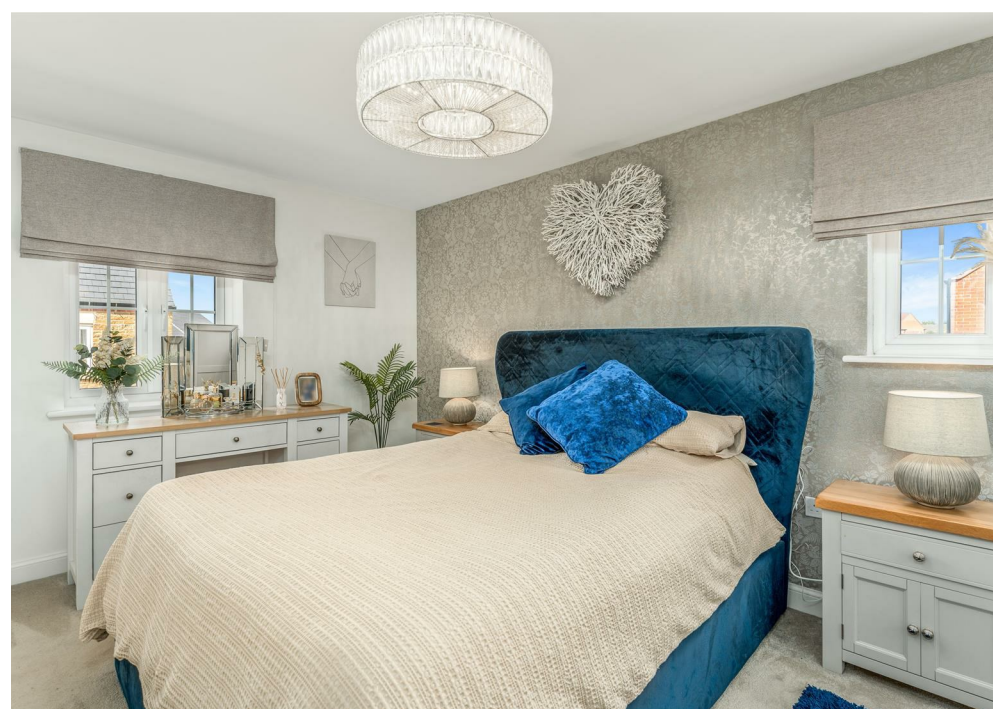
# 12 Blackwell Drive, Bodicote, Oxfordshire, OX16 9PF

Approximate distances  
Banbury town centre 1 mile  
Horton Hospital 0.75 miles  
Banbury railway station (rear access) 1.25 miles  
Junction 11 (M40 motorway) 2.5 miles  
Stratford upon Avon 20 miles  
Leamington Spa 19 miles  
Oxford 21 miles  
Banbury to Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 17 mins  
Banbury to Birmingham by rail approx. 50 mins

**AN IMMACULATEDLY WELL KEPT AND SPACIOUS FOUR BEDROOM DETACHED STONE BUILT PROPERTY ON THE POPULAR WHITECHAPEL GARDENS DEVELOPMENT IN BODICOTE, BENEFITTING FROM AN EN-SUITE TO THE MASTER BEDROOM, LANDSCAPED REAR GARDEN PLUS A GARAGE AND DRIVEWAY PARKING.**

**Entrance hall, sitting room, kitchen/diner, dining room/play room, cloakroom, four bedrooms, en-suite, family bathroom, landscaped rear garden, garage, driveway parking. Energy rating B.**

**£485,000 FREEHOLD**



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts bear left before the flyover where signposted to Bodicote and at the roundabout turn right travelling over the flyover. At the next mini roundabout continue straight ahead into White Post Road. Bear right into Blackwell Drive and the property will be found on your hand side.

## 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 beautifully presented double fronted stone built detached house constructed approximately 3 years ago by Barratt Homes.

\* Entrance hall with doors to lounge, dining room, kitchen/diner, cloakroom and storage for coats and shoes. Laminate flooring, stairs to first floor.

\* Dual aspect lounge with window to front and French doors opening to the patio and rear garden.

\* Dual aspect dining room with windows to front and side, laminate flooring. Could also be utilised as a play room, second lounge or study.

\* Kitchen/diner accessed off the hallway, fitted with a range of base and eye level units, integrated appliances include a fridge freezer, oven with a four ring gas hob and extractor over, integrated dishwasher and washing machine, inset sink, ample space for a large table and chairs, laminate flooring, French doors leading to patio and garden.

\* Downstairs cloakroom with WC, sink and extractor.

\* First floor landing with doors to all rooms, hatch to loft, window to the rear.

\* The master bedroom is a double with fitted wardrobes, windows to the side and rear, door to the en-suite.

\* En-suite with double shower cubicle, WC and wash

hand basin, window to side, part tiled walls and heated towel rail.

\* Bedroom two is a double with windows to front and side allowing lots of light. Fitted wardrobes.

\* Bedroom three is a double with window to front. Fitted wardrobes.

\* Bedroom four is a single with window to rear.

\* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls, heated towel rail, extractor fan.

\* The rear garden has been landscaped to incorporate a patio immediately outside the rear doors with a step up leading to a further patio seating area with a pergola over as well as a lawn area with a border of shrubs. Outside tap and external power points, gated access leading to the driveway.

\* Garage with up and over door, light and power, partly boarded for storage.

\* Off road parking in front of the garage for two/three vehicles.

## Services

All mains services are connected. The boiler is located in the kitchen. There is an estate charge of £175 per annum.

## 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.

## 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.