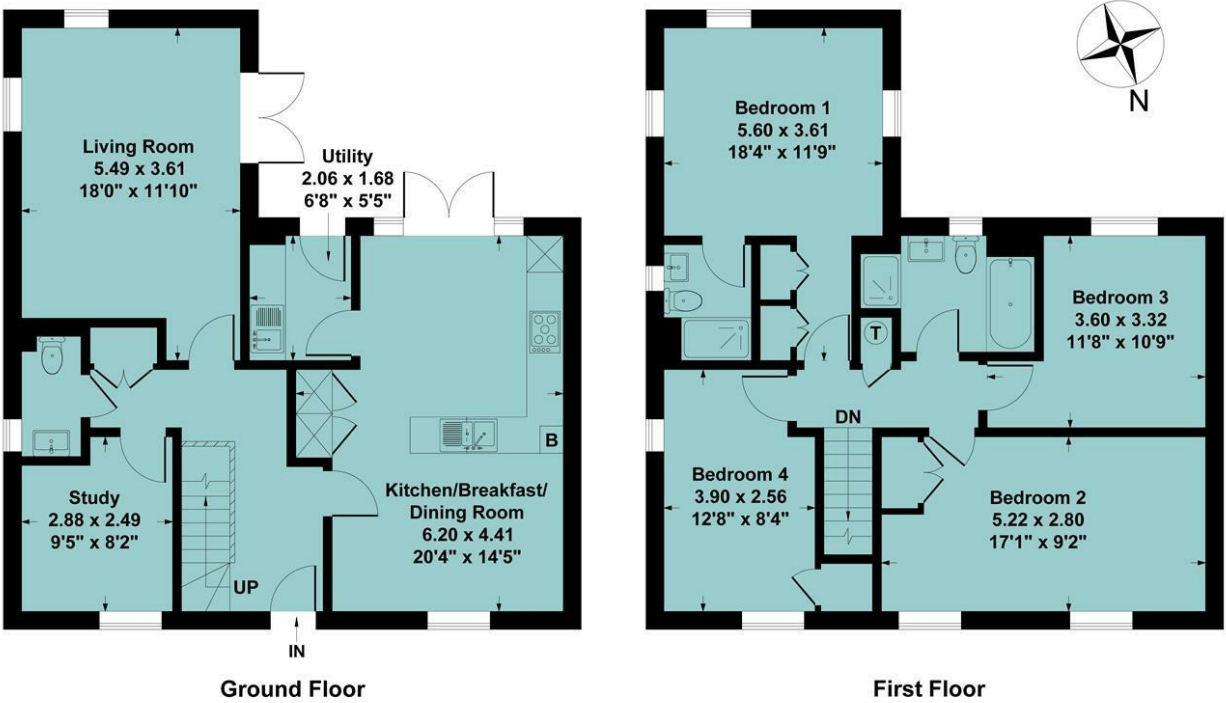


Agents Note

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.

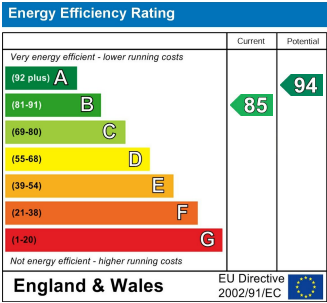
Referral fees

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 = 67.79 sq m / 730 sq ft  
First Floor Approx Area = 67.79 sq m / 730 sq ft  
Total Area = 135.58 sq m / 1460 sq ft

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



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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.



9 Blackwell Drive  
Bodicote





9 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

A SPACIOUS DETACHED STONE BUILT FAMILY HOUSE  
OCCUPYING A CHOICE POSITION ON A CORNER PLOT  
NEAR THE FRONT OF THE DEVELOPMENT WITH AN  
IDEAL LAYOUT FOR MODERN LIVING AND SOUTH  
FACING REAR ASPECT

Hall, cloakroom, office, sitting room, open plan  
kitchen diner, utility room, main bedroom with  
ensuite shower room, three further generous  
bedrooms, gas ch via rads, uPVC double glazing,  
extensive Amtico flooring, garage and driveway  
parking, south facing rear garden. Energy rating B.

£560,000 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 the left hand side on the corner of Glebe Field. A "For Sale" board has been erected.

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.

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

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:

- \* Constructed approximately four years ago by David Wilson Homes this detached family house which is constructed of local Hornton stone is situated in this desirable development and occupies a choice position on a corner plot near the front of the site.
- \* The layout is ideal for modern family life and includes an open plan kitchen diner as well as a separate utility room and a ground floor cloakroom.
- \* Living room with French doors opening to the rear garden.
- \* Office with window to the front.
- \* Four double bedrooms including main bedroom with ensuite shower room.
- \* Extensive high quality Amtico vinyl wood effect floor.

- \* Spacious entrance hall.
- \* Garage and driveway parking for two vehicles.
- \* Easily managed south facing rear garden comprising patio and lawn.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the kitchen. There is an estate management charge, the amount is tbc.

Local Authority

Cherwell District Council. Council tax band F.

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.