



Fairholme Cottage, Church Street
Bodicote, OX15 4DW



ROUND & JACKSON
ESTATE AGENTS





A substantial seven-bedroom detached family home situated towards the end of the popular village of Bodicote. This greatly extended property offers generous living space, a large garden, and a garage. The home also benefits from ample driveway parking, ideal for modern family living.

The property

Fairholme Cottage is located towards the end of the popular village of Bodicote, this substantial and greatly extended seven-bedroom detached family home offers exceptionally versatile living accommodation. The original part of the property dates back to 1890 and has been thoughtfully extended over the years to create a spacious and impressive family home. The ground floor features a welcoming entrance hallway leading to a garden room, a front sitting room, and an impressive open-plan kitchen diner with adjoining study area, ideal for modern family life. A utility room and ground floor shower room with WC add further practicality. On the first floor a generous landing provides access to seven well-proportioned bedrooms, served by two family bathrooms. Outside, the rear of the property enjoys a private lawned garden with established trees, shrubs, and mature planting, creating a peaceful outdoor space. To the front, a gravel driveway provides ample parking for at least four vehicles, complemented by a single garage, gated entrance, and attractive stone wall boundary. This impressive home combines period character with modern extensions, offering generous space, flexible accommodation, and a desirable village setting, making it ideal for growing families. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious and welcoming hallway with stairs rising to the first floor, stripped wooden flooring, and glazed doors leading into the kitchen and garden room. There is also a useful storage cupboard beneath the stairs.

Garden Room

A bright and airy reception space featuring patio doors opening onto the rear garden, a further side window, and stripped wooden floorboards throughout.

Sitting Room

A generously sized sitting room with windows to the front and side aspects. There is a central open fireplace with wooden surround and plenty of space for furniture.

Kitchen Diner

A semi-open plan entertaining space with a window to the front aspect and an archway leading into the kitchen, offering potential to be opened further (subject to the relevant permissions). The dining area provides ample space for table and chairs and includes built-in storage cupboards, with a door leading into the study area. The kitchen is fitted with a range of shaker-style oak units with worktops over and tiled splash backs, along with an island providing additional storage. There is a ceramic sink and drainer, integrated oven and grill, electric hob with extractor hood, and a fitted water softener. Space and plumbing are available for a dishwasher and fridge freezer, with wood-effect vinyl flooring throughout. Window to the rear aspect.



Study

Originally the entrance hallway to the older part of the house, this versatile space is currently used as a piano room and makes an ideal home office. Doors lead through to the lobby, sitting room, utility area, and ground floor shower room.

Ground Floor Shower Room

Fitted with a shower cubicle, WC, and wash basin, complemented by tiled splash backs. Window to the rear aspect.

Utility Room

A good-sized utility space with tiled flooring and windows to the rear and side aspects. There is space and plumbing for a washing machine and tumble dryer, a Belfast sink, and a wall-mounted Worcester gas boiler. A rear lobby area provides a door leading out to the garden.

Garage

Single garage with up and over door, fitted with power and lighting.

First Floor Landing

A spacious landing providing access to all seven bedrooms and the family bathroom and additional shower room.



Bedrooms

The property offers seven well-proportioned bedrooms arranged off the landing. Bedroom one is a large double with windows to the front aspect and ample space for furniture. Bedroom two is a further large double with front aspect windows, stripped floorboards, and a built-in cupboard. Bedroom three is also a large double with front aspect windows, stripped floorboards, and built-in wardrobes. Bedroom four is a generous double overlooking the rear garden. Bedroom five is a small double with a front aspect window. Bedroom six is a double bedroom with a rear aspect window. Bedroom seven is currently used as a study and features a rear aspect window and exposed floorboards.

Family Bathroom

Fitted with a white suite comprising a panelled bath, WC, and wash basin, complemented by attractive tiling, wood-effect flooring, a window to the side aspect, and a built-in cupboard housing the hot water tank.

Family Shower Room

Fitted with a white suite including a large shower cubicle, WC, and wash basin, with tiled flooring, a heated towel rail, and a window to the rear aspect.

Outside

To the rear of the property is a large, private lawned garden with established trees, shrubs, and bushes. There is a paved patio adjoining the property, a wooden shed, outside tap, and access to both sides of the house with gated access leading to the front. To the front, a gravel driveway provides off-road parking for at least four vehicles, enclosed by an attractive stone wall with established planting.

Situation

Bodicote is a popular and thriving village located approximately one and a half miles south of Banbury, offering a strong sense of community and an excellent range of local amenities. The village is home to a number of well-supported community groups, including Bodicote Cricket Club and the Bodicote Players amateur dramatics society. Everyday amenities within the village include a Post Office and convenience shop, the well-regarded Cotefield Garden Centre, two traditional public houses, and Bishop Loveday Church of England Primary School. There is also a village hall, Banbury Rugby Club, and the Kingsfield sports and recreation area, which features open green space and a children's playground. For leisure and fitness, Bannatyne's Health and Leisure Club is close by, and there is a regular bus service providing easy access to Banbury town centre. In addition, Wykham Park Farm Shop and the popular Farm & Table restaurant, located on nearby Wykham Lane, offer excellent local produce and dining options.

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, just before the flyover bridge, where sign posted for Bodicote. Turn right at the small roundabout, continue over the flyover and straight ahead at the next roundabout into Bodicote on White Post Road. Bear left just after the crossing and continue all the way through the village where the property will be found on the left-hand side, shortly after passing Freemans Road.

Services

All mains services connected. The Worcester gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Council tax band D.

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Offers Over: £700,000





Ground Floor Approx Area = 99.63 sq m / 1073 sq ft
 First Floor Approx Area = 118.97 sq m / 1281 sq ft
 Garage Approx Area = 14.40 sq m / 156 sq ft
 Total Area = 233 sq m / 2510 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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