

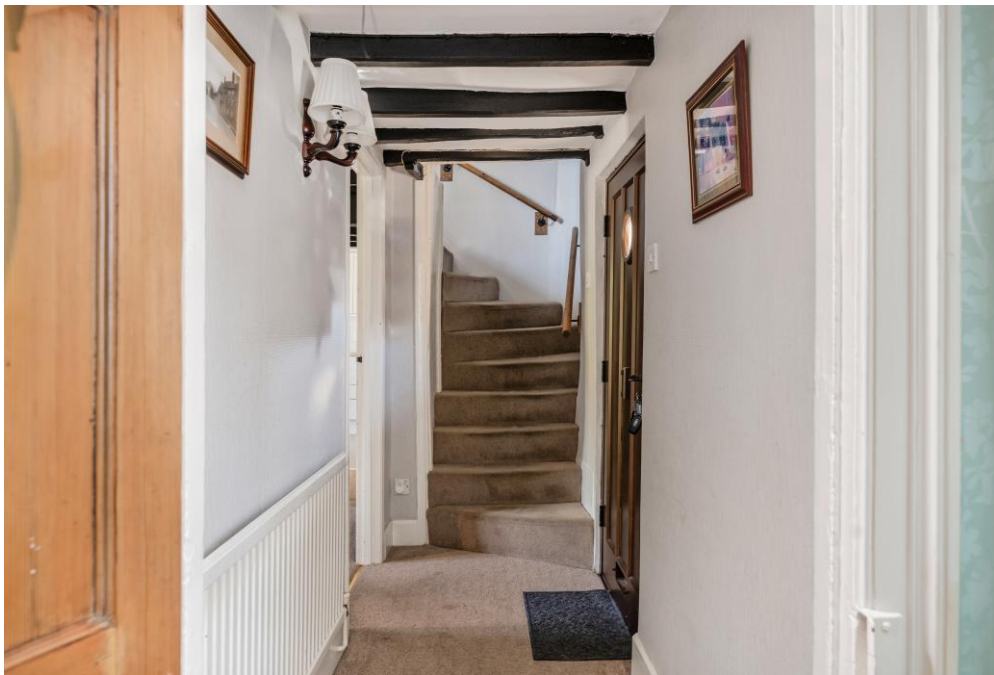


High Street, Bodicote
Banbury, Oxon, OX15 4BS



ROUND & JACKSON
ESTATE AGENTS





A charming period stone-built townhouse located in the heart of Bodicote. With accommodation arranged over three floors, this characterful home has four bedrooms, two generous reception rooms, a wealth of original features and a superb rear garden.

The property

Situated within the heart of the highly regarded village of Bodicote, this attractive period stone-built home occupies a prime position on the prestigious High Street and offers spacious, well-balanced accommodation over three floors. The property retains a wealth of character and original features, whilst benefiting from a modern fitted kitchen and bathroom, creating a wonderful blend of traditional charm and contemporary convenience. Period features include an impressive inglenook fireplace incorporating a wood burning stove and original bread oven, exposed stonework and beamed ceilings together with generously proportioned rooms and attractive views over the mature gardens. The accommodation is arranged over three floors and comprises a welcoming entrance hall, a dual aspect sitting room with double doors opening directly onto the rear garden, a spacious dining room with a magnificent inglenook fireplace and a modern refitted kitchen. The upper floors provide four well-proportioned bedrooms and a beautifully appointed family bathroom. Outside, the property enjoys a particularly attractive and generous rear garden which is predominantly laid to lawn, creating a wonderful space for families, entertaining and enjoying the peaceful surroundings.

Hallway

A welcoming central entrance hall with stairs rising to the first floor and doors leading to all ground floor accommodation.

Sitting Room

A delightful dual aspect reception room with plenty of natural light with double doors opening directly onto the rear garden. There is ample space for a range of furniture and is ideal for both everyday living and entertaining.

Dining Room

A superb formal dining room full of character, centred around a magnificent inglenook fireplace incorporating a wood burning stove and original bread oven.

Kitchen

The kitchen has been attractively refitted with a modern range of units complemented by quality work surfaces and provides space for a variety of appliances. A door leads directly to the rear garden, making it both practical and convenient for everyday family life.

First Floor Landing

The first floor offers a spacious landing leading with stairs to the second floor and access to the two double bedrooms and the family bathroom.

Bedroom One

A particularly spacious double bedroom enjoying pleasant views and offering ample space for a range of bedroom furniture.

Bedroom Two

A further generous double bedroom with a window to the rear.

Family Bathroom

A stylish modern bathroom fitted with a contemporary suite, finished to a high standard and serving the first floor accommodation. Large storage cupboard.

Second Floor Landing

The second floor comprises a spacious landing leading to two further well-proportioned bedrooms, providing excellent flexibility for growing families, guests or those working from home.

Bedroom Three

A generous double bedroom with characterful proportions, offering a bright and comfortable living space.

Bedroom Four

A well-sized bedroom ideal as a child's room, guest bedroom or home office.



Outside

One of the property's most attractive features is the beautifully maintained rear garden, which is of an excellent size and predominantly laid to lawn. Surrounded by mature trees, established planting and attractive boundaries, the garden provides a high degree of privacy and a wonderful environment for families, outdoor entertaining or simply relaxing. At the foot of the garden there is a large brick shed/store.

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, a garden centre, two public houses, an Indian restaurant due to reopen, Bishop Loveday Church of England Primary School, a village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club.

Agents Note.

In line with Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

Directions

From Banbury Cross proceed in a Southerly direction towards Oxford (A4260) and continue for approximately one mile. As you leave the town bear left before the flyover bridge where signposted for Bodicote and continue into the village on White Post Road. Continue into the High Street where the property will be found on your left.

Services

All mains services connected.

Local Authority

Cherwell District Council. Council tax band D.

Viewing Arrangements

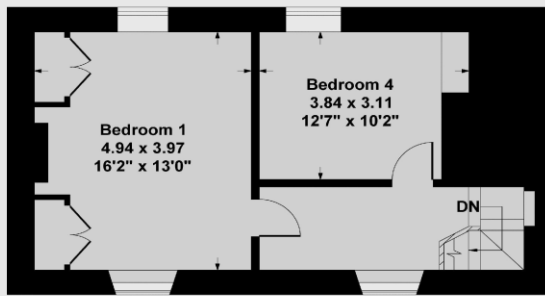
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £600,000

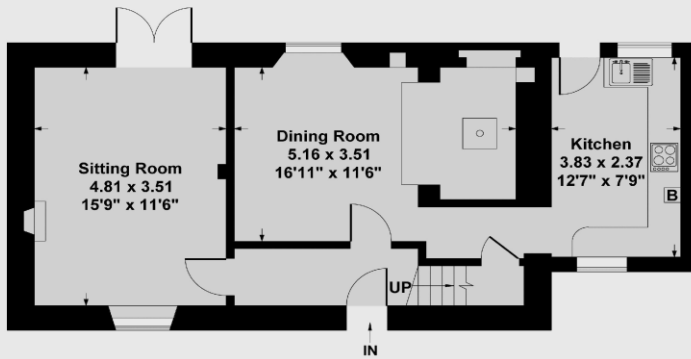




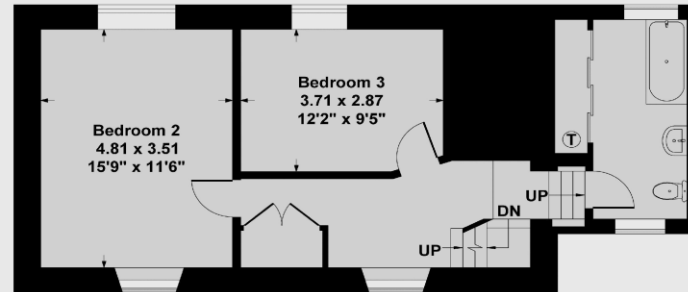
Second Floor



Outbuilding



Ground Floor



First Floor

Ground Floor Approx Area = 54.67 sq m / 589 sq ft
 First Floor Approx Area = 54.62 sq m / 588 sq ft
 Second Floor Approx Area = 38.28 sq m / 412 sq ft
 Outbuilding Approx Area = 13.30 sq m / 143 sq ft
 Total Area = 160.87 sq m / 1732 sq ft

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

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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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