



The Farthings, Church Street, Bodicote, Banbury OX15 4DW
Guide Price £525,000 Freehold

**Stanbra
Powell**

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Entrance Hallway

Accessed via a composite front door, the entrance hallway benefits from two UPVC double glazed windows, allowing plenty of natural light into the space. There is solid oak flooring, a wall mounted radiator and a useful storage cupboard, ideal for coats and shoes. A further double glazed, wooden framed window overlooks the front aspect and incorporates an attractive window seat. Doors lead to the ground floor accommodation.

Cloakroom

Fitted with a white two piece suite comprising a low level WC and wash hand basin, the cloakroom also benefits from a wall mounted radiator, extractor fan and a double glazed, wooden framed window to the front aspect.

Bedroom Three

A well proportioned single bedroom with solid oak flooring, a wall mounted radiator and a double glazed, wooden framed window overlooking the rear garden. A large Velux window provides additional natural light, while built in storage cupboards offer useful space for belongings.

Bedroom Four / Study

A versatile room offering potential for use as a bedroom, home office or additional reception space. Solid oak flooring, wooden-framed double glazed doors open directly onto the rear garden, while a staircase leads to a mezzanine area with a Velux window. The room also provides access to the Jack and Jill bathroom.

Kitchen / Dining Room

The kitchen has been refitted by the current owners and is fitted with a modern range of base and eye level units, complemented by marble work surfaces and tiled splashbacks. Integrated cooking facilities include a built in oven, four ring induction hob and extractor hood. There is also space and plumbing for a washing machine and dishwasher, together with space for a full-height fridge freezer.

The kitchen benefits from a double glazed window to the front aspect and tiled flooring. The adjoining dining area provides space for a family dining table and features a wall mounted radiator and wooden framed double glazed doors opening onto the garden, creating a pleasant connection between the indoor and outdoor living spaces.

Inner Hallway

The inner hallway provides access to the ground floor Jack and Jill bathroom and rear garden, with a wooden framed double glazed door. There is a wall mounted radiator, useful understairs storage and a staircase rising to the first floor.

Family Bathroom

The ground floor family bathroom is fitted with a white three piece suite comprising a low-level WC, wash hand basin and panelled bath with shower over. The room also benefits from tiled splashbacks, tiled flooring, a wall mounted radiator, extractor fan and an obscured UPVC double glazed window to the rear aspect.

Bedroom Two

A double bedroom overlooking the rear garden through a UPVC double-glazed window. Further features include solid oak flooring and a wall mounted radiator.

Living Room

A particularly impressive reception room, the living room combines generous proportions with an attractive vaulted ceiling and exposed timber beams, creating a wonderful sense of space and character. A central stove, set within a chimney recess on a slate hearth, provides an appealing focal point, complemented by solid oak flooring.

Natural light floods the room through a double glazed window, two large Velux roof windows and aluminium framed double glazed patio doors, which open directly onto the garden and patio. With views across the established outdoor space, this is a versatile room ideally suited to both everyday family living and entertaining.

First-Floor Landing

The staircase rises to the first-floor landing, which benefits from a UPVC double glazed window overlooking the garden. A door leads into the master bedroom.

Master Bedroom

A spacious double bedroom enjoying an elevated position within the property. A large Velux window overlooks the front garden, while a further UPVC double glazed window enjoys views over the garden. The room features solid oak flooring, a wall mounted radiator and built in storage cupboards.

A large additional storage cupboard is currently used as a wardrobe area and also houses the hot water cylinder. A separate door provides access to the eaves, offering further useful storage space. The eaves also house the combination boiler, which was installed in 2022.



En-Suite Bathroom

The master bedroom benefits from an en-suite bathroom fitted with a white three piece suite comprising a low level WC, wash hand basin with built in storage beneath and a panelled bath with mixer tap and shower attachment. A separate electric shower provides an additional bathing option.

The room is finished with tiled flooring and tiled splashback areas and also features a Velux window and an attractive glass-block window.

Outside

Gardens

The property occupies an attractive wraparound plot, with the principal garden areas extending across the front and side of the house. Landscaped by the current owners, the gardens provide a particularly appealing feature of the home, combining established planting with a variety of spaces for relaxing and entertaining.

The main garden is predominantly laid to lawn and features numerous mature flowers and shrubs, with much of the plot enclosed by a traditional stone wall. A shingle pathway leads towards the driveway, while a patio in the upper corner of the garden provides a more secluded seating area with a good degree of privacy. A further, larger patio is conveniently accessed from both the kitchen and living room, making it ideal for outdoor dining during the warmer months.

A pathway continues around the side of the property to a further enclosed garden area, predominantly laid to shingle and complemented by mature flower beds, trees and established bushes. An outside tap is also provided, and this area can be accessed directly from the inner hallway and Bedroom Four.

Driveway

Accessed through a five bar gate, the shingle driveway provides off road parking for approximately one to two vehicles.

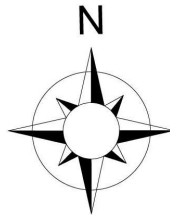
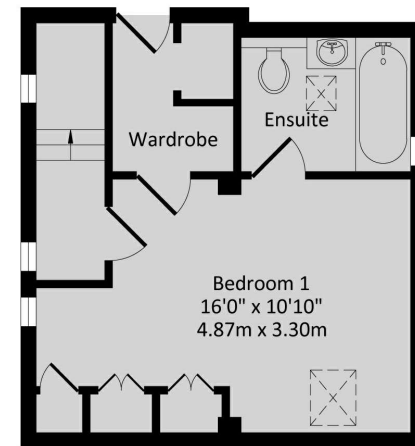
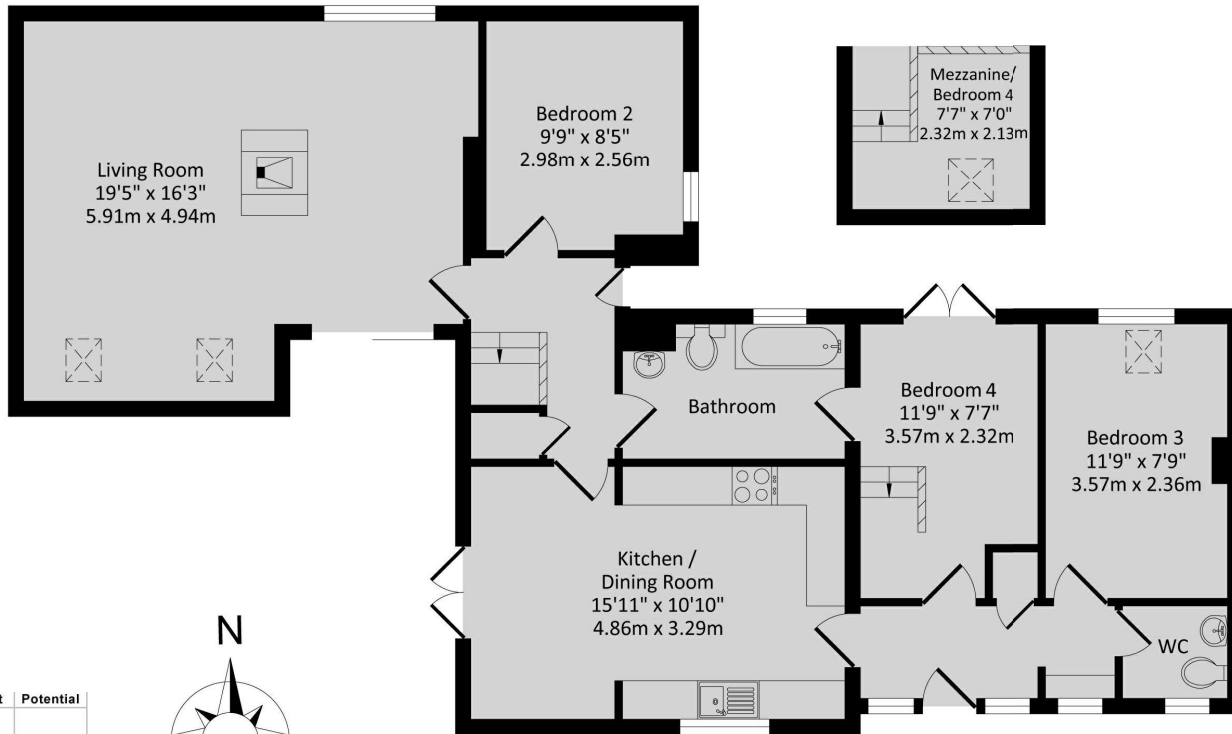




Ground Floor
919 sq.ft. (85.40 sq.m.) approx.

Mezzanine
53 sq.ft. (4.90 sq.m.) approx.

First Floor
274 sq.ft. (25.50 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 1246 sq.ft. (115.80 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.

Services: All

Council Tax Banding: D

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