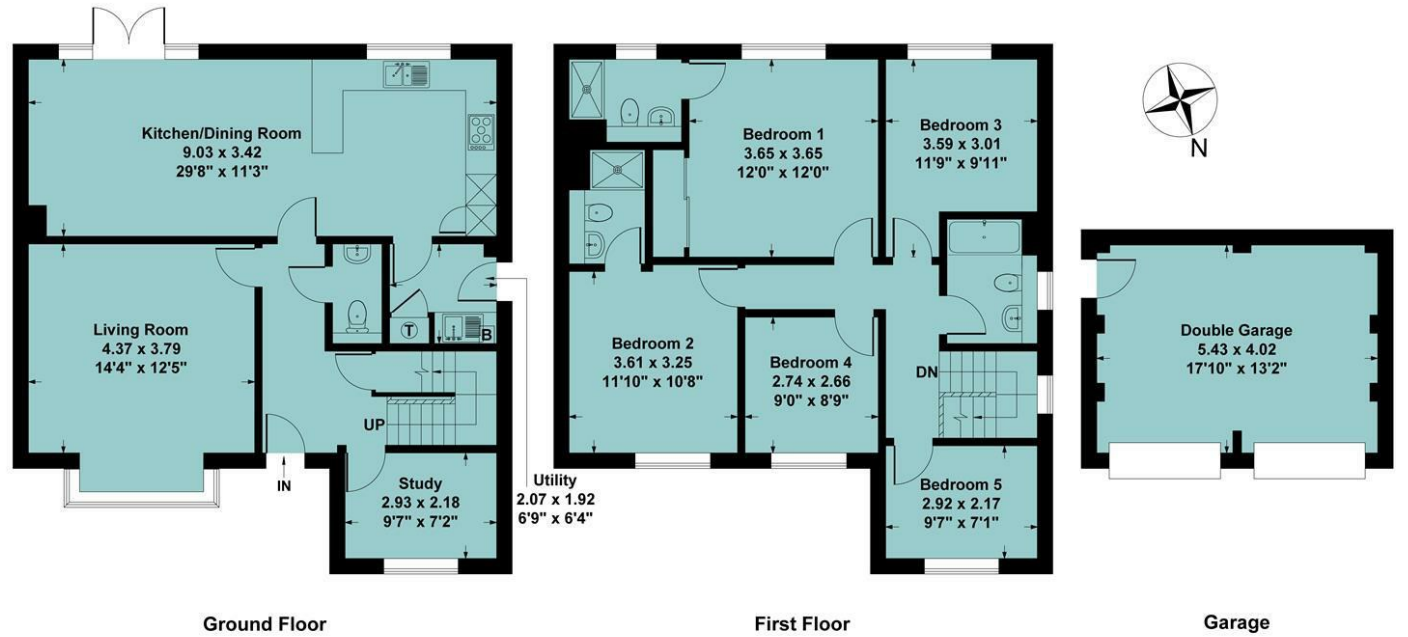


**Agents Note**

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 = 76.64 sq m / 825 sq ft  
 First Floor Approx Area = 74.84 sq m / 806 sq ft  
 Garage Approx Area = 21.82 sq m / 235 sq ft  
 Total Area = 173.30 sq m / 1866 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
Vary energy efficient - lower running costs			
(92 plus) A		94	94
(81-91) B			
(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	

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 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.



28 Swift Drive  
 Bodicote



**28 Swift Drive, Bodicote, Oxfordshire,  
OX15 4GQ**

**Approximate distances**

Banbury town centre 1.25 miles  
 Junction 11 (M40 motorway) 2.5 miles  
 Banbury railway station 1.5 miles  
 Oxford 19 miles  
 Stratford upon Avon 21 miles  
 Leamington Spa 19 miles  
 Banbury to London Marylebone by rail 55 mins approx.  
 Banbury to Oxford by rail 17 mins approx.  
 Banbury to Birmingham by rail 50 mins approx.

**A SUPERB DETACHED FIVE BEDROOM FAMILY HOUSE WITH AN EXCEPTIONAL LAYOUT IDEAL FOR MODERN LIVING LOCATED ON THE EDGE OF THE DEVELOPMENT OVERLOOKING FIELDS**

**Hall, cloakroom, sitting room, 29' open plan living kitchen/diner, utility, study, main bedroom with ensuite shower room, guest bedroom with ensuite shower room, three further bedrooms, family bathroom, gas ch via rads, solar panels, double garage. Energy rating A.**

**£550,000 FREEHOLD**



**Directions**

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). At the traffic lights in Bodicote turn left before Bannatynes Health Club into Longford Park Road. Continue until the Community Centre is found on the right and continue straight on at the crossroads into Songthrush Road. Take the third turning on the left into Swift Drive. Follow the road as it bears right and then left and continue until number 28 is found on the left hand side (what3 words:

**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. Within the village amenities include a Post Office/shop, farm shop and café, two public houses, Cotefield Nurseries and coffee shop, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatynes Health and Leisure Club, and a bus service to and from Banbury and Oxford.

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:

\* An exceptional brick built detached family house constructed approximately 10 years ago.

\* Occupying a choice site on the eastern edge of the development overlooking parkland and countryside beyond.

\* An ideal layout for modern living.

\* Superb 29' open plan living kitchen fitted with a range of shaker cream style units with integrated appliances, uPVC double glazed French windows opening to the rear garden, ample space for table, chairs and living room furniture, water softener. Door to separate utility room.

\* Ideal for home workers with office.

\* Five bedrooms and two ensuites.

\* Double garage and generous parking with adjacent electric vehicle charger point.

\* Large hall and attractive stairwell.

\* Ground floor study/playroom with window to front.

\* Well proportioned sitting room with bay window to front towards the parkland.

\* Main bedroom with double built-in wardrobe and door to ensuite shower room with fully tiled double shower cubicle, wash hand basin and WC, window, heated towel rail, ceramic tiled floor.

\* Guest double bedroom with door to ensuite shower room with fully tiled double shower cubicle, wash hand basin and WC, ceramic tiled floor, heated towel rail.

\* Three further bedrooms at least one of which could be used as a home office or a gym if required.

\* Family bathroom with a white suite.

\* Solar panels which are owned and are connected to a battery which is in the loft.

\* Gas central heating via radiators and uPVC double glazing.

\* Views to front over fields.

\* Generously proportioned south facing mainly lawned rear garden.

**Services**

All mains services are connected. The wall mounted gas fired boiler is located in a cupboard in the kitchen.

**Local Authority**

Cherwell District Council. Council tax band F.

**Viewing**

Strictly by prior arrangement with the Sole Agents Anker & Partners.

**Energy rating: A**

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.