



The Maltings
Canal Lane | Bodicote | Banbury | Oxfordshire | OX15 4AD

THE MALTINGS

A very spacious and extended family house situated on the outskirts of Bodicote. The benefits include gas central heating, double-glazing and a large and private rear garden. Offers lounge, sitting room, office, kitchen/dining room, utility, WC. The 1st floor has 4 bedrooms, bathroom and en-suite shower, 2nd floor has 2 more bedrooms and a shower room. Plenty of parking, single garage, 122ft x 49ft rear garden with summerhouse. EPC rating D



GROUND FLOOR

The property has a double-glazed casement door that opens to a tiled inner porch with hat and coat rack, down lighters, open archway to the spacious entrance hall. Stairs rise to the upper floors, under stairs storage cupboard, thermostat, smoke alarm. The cloakroom has a high cupboard housing the electricity meter and the RCD consumer unit. Pedestal wash-hand basin, low-level WC, opaque rear window. The front living room has a decorative fireplace (not operational) with a slate hearth and an ornate surround. TV and telephone points, 5-amp table lighting, coved ceiling, front window. The rear sitting room has exposed wooden floor boards, coved ceiling, rear French doors and two full height fixed windows allowing a really nice vista across the rear garden. The office has a small loft space above, telephone point, direct access to the garage, rear window.

The kitchen/dining room is a bright combined room with adequate space for a large table and six chairs in the dining area, front window. The kitchen provides a good range of white painted base cupboards, 4-drawer set, work surface areas, plumbing for a dishwasher, enamel sink unit with mixer tap. Leisure fan-assisted double oven and grill, 5-ring gas hob and extractor hood above. Additional eye-level cupboards with a glazed leaded light display cabinet, down lighters, space for a large fridge/freezer unit, rear window. The utility room has a tiled floor, under stairs storage area, plumbing facilities, work surface with an inset stainless steel sink unit, eye-level cupboard, rear window.

FIRST FLOOR

The first floor landing has an airing cupboard housing the fully lagged hot water cylinder and fitted shelving, alarm control box, smoke alarm, stairs up to the second floor. The main bedroom has built in double wardrobes, TV point, front window. The en-suite has a fully tiled shower enclosure with an Aqualisa shower and a hinged door. Pedestal wash-hand basin, low-level WC, light/shaver point, extractor fan, fully tiled walls, opaque front window. The 2nd bedroom has a rear window, bedroom 3 has a window to the front. The fourth double bedroom on this floor has a rear window. The re-fitted family bathroom has a P-shaped white bath with a fixed glass shower screen and a quality shower unit. Vinyl flooring, full height bathroom panels, low-level WC, pedestal wash-hand basin, extractor fan, opaque rear window.

SECOND FLOOR

The second floor landing has a smoke alarm, a front Velux double-glazed window, under-eaves storage. Bedroom five is a bright attic bedroom (with some restricted headroom). Under-eaves storage cupboards, down lighters, side Velux window and a front window. The sixth bedroom also has under-eaves storage, down lighters, a side Velux window and a rear window with the best views over the garden from the house. The shower room has a fully tiled curved shower enclosure with an electric Aqualisa shower unit. Tiled floor, under-eaves storage, ladder radiator, extractor fan. Down lighters, pedestal wash-hand basin, low-level WC, opaque side window.







Seller Insight

“ Set discreetly down a quiet lane and tucked away from the road, The Maltings presents an exceptional opportunity to acquire a beautifully balanced family home where space, warmth and practicality come together effortlessly. Owned and cherished since 2009, this property has evolved into a truly special residence, thoughtfully adapted over time to meet the changing needs of a busy family life while retaining an enduring sense of comfort and charm. From the outset, it was the intelligent layout, scope for extension and the generous garden that captured the owner's attention—qualities that continue to define the home today.

Inside, the property offers remarkably spacious and versatile accommodation, perfectly suited to modern family living. The flow of the house has been carefully considered, allowing each room to feel connected yet distinct, creating an environment that is both sociable and functional. The kitchen diner forms the heart of the home—a vibrant, welcoming space where family meals, conversation and everyday moments unfold with ease. Equally appealing is the sitting room at the rear, a tranquil retreat that enjoys calming views over the garden, while the main sitting room offers a cosy haven throughout the seasons, particularly enchanting in the morning light as the sun gently fills the space.

Upstairs, the home continues to impress with generously proportioned bedrooms designed to adapt as family life evolves. A particularly thoughtful addition is the third-floor extension, which created two charming bedrooms with pitched ceilings and a shared bathroom. This area has proven especially popular with older children, offering them a sense of independence and privacy while remaining connected to the home—so much so that even after university, it remained their preferred space.

The outdoor setting is equally compelling. The expansive garden has been a cornerstone of family life, offering endless opportunities for play, relaxation and entertaining. From summer barbecues and birthday celebrations to camping adventures and impromptu games, it is a space that has fostered countless cherished memories. At its far end, a delightful summer house provides an additional retreat—perfect for unwinding, hosting guests, or simply enjoying the peaceful surroundings.

Beyond the home itself, The Maltings benefits from a warm and supportive community. Neighbours are friendly and welcoming, with regular coffee mornings fostering a genuine sense of connection. The area is also well served by excellent local amenities, including highly regarded schools, leisure facilities and convenient transport links. With easy access to the M40 and nearby rail services, journeys to Oxford, London and the Midlands are both swift and straightforward, making this an ideal location for those seeking both countryside calm and connectivity.

For the owner, The Maltings has been far more than just a house—it has been a joyful, nurturing home filled with laughter, growth and shared experiences. It now offers its next custodians the chance to create their own story within its generous and inviting walls, in a setting that so effortlessly supports both family life and personal retreat.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























OUTSIDE

Front Garden

To the front of the house there is a level section of lawn with a rhododendron, a specimen conifer tree and a flowering cherry tree. There is high privet hedgerow across the front boundary providing privacy, a raised flower border with stone walling. There is gated access to the garden to the right of the house.

Garage & Parking Arrangements

The tarmac driveway provides parking for 3 standard vehicles, there is also adequate room beyond the privet hedge for a large vehicle, or two more standard cars. The attached single garage has a lightweight up and over door. The garage houses the Worcester gas-fired boiler, there is light and power connected and a connecting door to the office.

Rear Garden

The extensive and private rear garden is a real feature of the property. The garden is predominantly north-west facing and is 122ft (37.5m) deep by 49ft (15m) wide, fully enclosed on all three sides by 2m wooden fencing and a selection of mature trees including some large conifer trees and a silver birch. There is a wide private patio behind the house with PIR garden lighting and a cold-water tap. There are flower borders along both flanks with roses, daffodils, primroses, there are also flowering cherry and apple trees. Just inside the rear fence there is a large garden shed with a fenced off storage area behind. There is a second large patio area with a pergola and a smart summerhouse. The garden would be ideal for a growing family, or keen gardeners of course!





LOCATION

Bodicote is a large, popular and well-served village, situated just to the south of the market town of Banbury. Facilities within the village include Bishop Loveday primary school, and the fabulous 13th century St. John the Baptist Church. The Horse & Jockey and The Plough public houses, there is a Londis convenience store and sub-post office in Molyneux Drive. There are excellent sporting facilities including the cricket pitches opposite The Cherwell District Council offices, children's playground. Nearby is Cotefield Nursey with a coffee shop, Bannatyne's Health Club & Spa and Banbury Bulls rugby pitches. There will also be a new Sainsbury's express store located nearby on the Longford Park Estate. Senior schooling can be found in Banbury, Bloxham and Chipping Norton. There are excellent independent schools at Tudor Hall, St Johns Priory School, and the world famous Bloxham School. Banbury is 2 miles away where there are many national retail outlets in the town centre and out at the new Gateway shopping development close to the M40 (J11), which provides fast access to the motorway network. High speed trains from the Banbury train station give access to Marylebone, London in around an hour.

Directions

Leave Banbury on the main A4260 Oxford road, head south bound passing the Horton Hospital on your left hand side. Continue under the Bodicote flyover and JB Petrol station also on your left. After a further 500 yards, indicate left just before the pedestrian crossing and the right turning to Weeping Cross. Turn left here down Canal Lane just before Bannatyne's Health Club & Spa. If you travel down Canal Lane, the property is easy to find on your left with a Fine & Country for sale board outside.





Local Authority

Cherwell District Council.
 Telephone (01295) 227001.
 Council Tax Band 'F'.
 Current Payable £3,622.38p (1/4/2026 to 31/3/2027).

Opening Hours

Monday to Friday	9.00am - 8pm
Saturday	9.00am - 7pm
Sunday	By prior appointment

Services

Mains electricity, water, drainage, gas-fired central heating to radiators, BT.

Broadband & Mobile Phone Coverage

Ultrafast broadband delivers 2,000Mbps download and upload speeds. Superfast delivers 260Mbps download and 40Mbps upload speeds. There is 5G mobile signal available inside and outdoors from all major mobile suppliers, we do always advise you to check with your mobile phone provider.

Viewing Arrangements

Through the vendors sole agent Fine & Country on either (07761) 439927.

Planning Information

Planning has been granted to build 26 new homes adjacent to this property. As things stand, they will not be accessed from Canal Lane, but from Mayweed Road, off Bankside. Any interested parties can obtain more information by visiting the planning portal of The Cherwell District Council website. The planning reference is 24/03213/REM.

Agents Notes

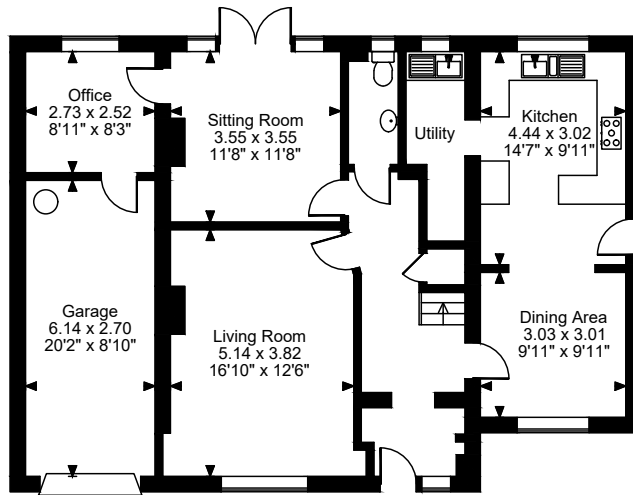
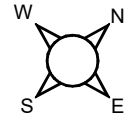
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Guide price £650,000

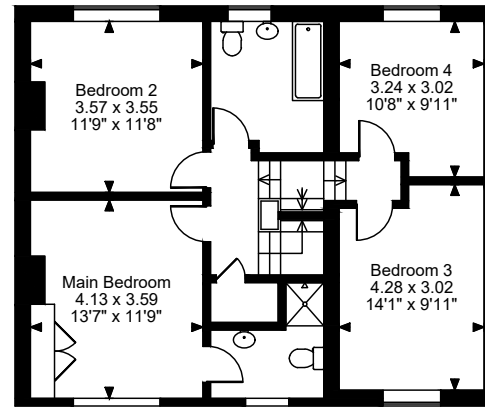




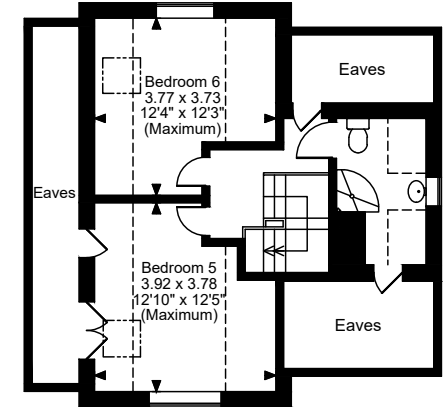
The Maltings Canal Lane, Bodicote, Banbury
Approximate Gross Internal Area
Main House = 1980 Sq Ft/184 Sq M
Garage = 179 Sq Ft/17 Sq M
Shed & Summerhouse = 155 Sq Ft/14 Sq M
Pergola external area = 48 Sq Ft/4 Sq M
Total = 2314 Sq Ft/215 Sq M



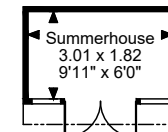
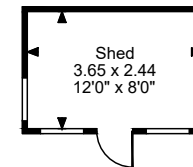
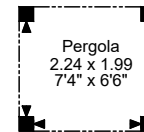
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CHRISTOPHER E MOBBS CPEA
PARTNER AGENT

Fine & Country Banbury
40 years experience
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I joined Fine & Country in 2003, and left the Rugby office as clear market leaders after 14 happy and hard-working years there to replicate that success in my home town of Banbury. I completed my CPEA 2-year qualification by choice in 1986 to try and raise the profile of estate agency. I work closely with all of my highly valued clients and I am available 24/7 to ensure we get the desired outcome. My knowledge enables me to resolve any hurdles along the journey, and I remain just as passionate as when I started my successful career back in 1986!

YOU CAN FOLLOW CHRIS ON



“Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!”

“Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough.”

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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