



49 High Street, Bodicote
Banbury, Oxon, OX15 4BP



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented two bedroom period cottage with spacious accommodation and a lovely private garden located in the heart of this highly sought after and well served village.

The property

Situated in the heart of the highly sought-after village of Bodicote, this charming two bedroom period cottage combines character and charm with modern day comforts. Beautifully presented throughout, the property offers well-balanced accommodation including an entrance hall, cloakroom, spacious sitting/dining room with doors opening onto the rear garden, a well-appointed kitchen/breakfast room, two generous double bedrooms and a contemporary family bathroom. Outside, there is a carport to the side of the property together with a larger than expected rear garden which enjoys a good degree of privacy. Conveniently located within walking distance of the village shop, public houses and other amenities, whilst Banbury town centre and the railway station are only a short drive away.

Entrance Hallway

A welcoming entrance hall providing access to the cloakroom and sitting/dining room.

Cloakroom

Fitted with a modern white suite comprising a low-level W.C. and wash hand basin.

Sitting/Dining Room

A spacious and beautifully presented reception room with an open fireplace, offering ample space for both comfortable seating and a dining table. Double doors open directly onto the rear garden creating an ideal space for entertaining.

Kitchen/Breakfast Room

The dual aspect kitchen/breakfast room is a particular feature of the property, combining the charm and character of the cottage with modern day practicality. Exposed ceiling beams add considerable character, whilst the room provides ample space for a breakfast table. The kitchen is fitted with a range of contemporary wall and base units with complementary wooden work surfaces and tiled splashbacks. There is an integrated electric oven, four-ring gas hob, stainless steel sink unit and space for further appliances.

Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One

A generous double bedroom enjoying pleasant outlooks over the rear garden and offering ample space for a range of bedroom furniture and two built in cupboards. Hatch to loft space.

Bedroom Two

A further excellent double bedroom, making an ideal guest room, children's bedroom or home office.

Family Bathroom

Beautifully fitted with a contemporary white suite comprising a panelled bath with shower over, wash hand basin, low-level W.C. and complementary wall tiling, creating a stylish and practical bathroom.

Outside

To the side of the property there is a useful carport, providing sheltered off-road parking. The rear garden is a particular feature of the property, being larger than expected and enjoying a high degree of privacy. Predominantly laid to lawn, the garden provides an ideal space for families, gardening enthusiasts or outdoor entertaining.



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.

Directions

From Banbury town centre proceed in a southerly direction via the Oxford Road (A4260). Continue for approximately one mile and leave on the left hand slip road where sign posted for Bodicote. Turn right at the small roundabout, over the flyover and straight ahead at the next roundabout into Bodicote on White Post Road. Take the first left turn, after the pedestrian crossing, and continue along until this road becomes the High Street, where the property will be seen on your right

Services

All mains services connected.

Local Authority

Cherwell District Council. Council tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

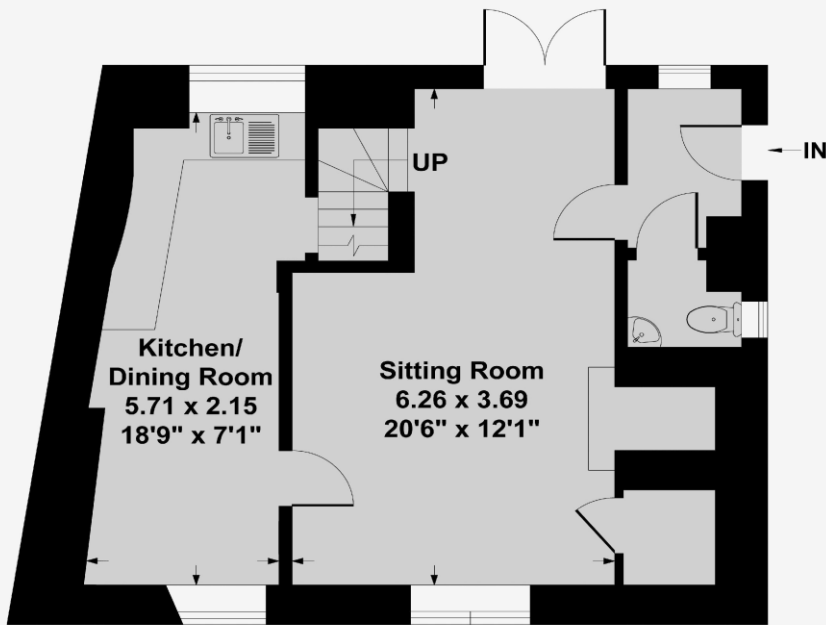
A freehold property.

Agents Note.

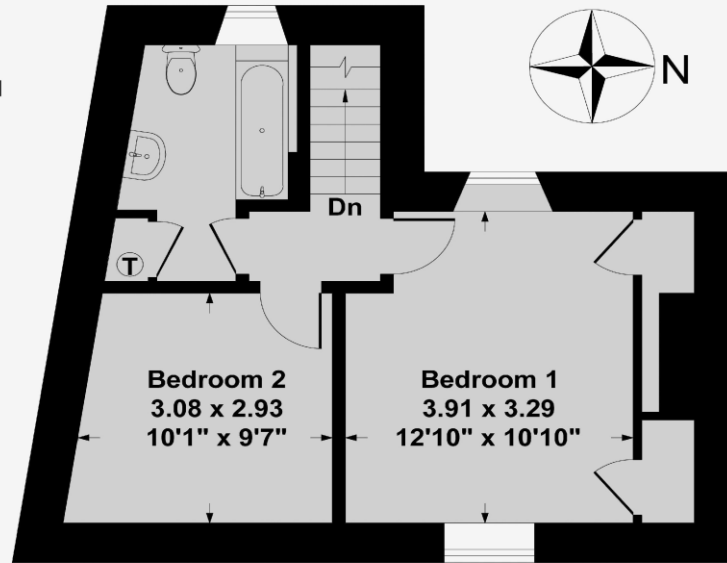
In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

Asking Price: £350,000





Ground Floor

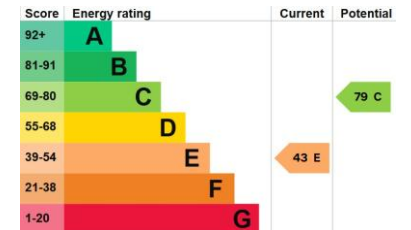


First Floor

Ground Floor Approx Area = 42.92 sq m / 462 sq ft
First Floor Approx Area = 33.17 sq m / 357 sq ft
Total Area = 76.09 sq m / 819 sq ft

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

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have 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.



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