

Castle House, High Street

Bodicote, Banbury, OX15 4BS

ROUND & JACKSON

ESTATE AGENTS













A truly exceptional period home occupying a generous plot of approximately a quarter of an acre in the very heart of the highly sought-after village of Bodicote. A beautiful characterful home with many original features, extensive parking, a garden office and delightful mature gardens, this is a rare opportunity to acquire one of the village's most impressive homes.

The Property

Castle House is a remarkable period stone-built residence situated in the heart of this highly sought after and well served village. Having been sympathetically maintained over many years, the property retains an exceptional wealth of original character whilst offering extensive and versatile accommodation ideally suited to modern family living. Throughout the house are many fine period features including original timber panelling, flagstone flooring, high ceilings, original doors and windows, open fireplaces and a historic well beneath the entrance hall floor, creating a home full of charm and history. The accommodation offers excellent flexibility with two staircases, generous reception rooms, a superb kitchen/breakfast room, five bedrooms, three bath/shower rooms and a wonderful garden room overlooking the rear gardens. Outside, the property occupies a substantial plot of approximately a quarter of an acre. The beautifully established rear gardens have evolved over many years and provide a variety of different spaces to enjoy, whilst vehicular access from Malthouse Lane leads to extensive off-road parking, a detached garden office and useful outbuildings. Castle House represents a genuinely rare opportunity to purchase one of Bodicote's landmark period homes.

Entrance Hallway

A welcoming entrance hall with flagstone flooring and a hidden well beneath, original timber panelling and the property's main staircase.

Dining Room

A charming formal dining room with wood panelling centred around an impressive fireplace incorporating a wood-burning stove. A characterful room for family dining and entertaining.

Sitting Room

A spacious reception room with an attractive open fireplace creating an excellent focal point. Bi-folding doors open directly onto the rear garden allowing plenty of natural light and providing an ideal space for both relaxing and entertaining.

Kitchen/Dining Room

A spacious dual aspect kitchen fitted with an extensive range of attractive shaker style units with granite work surfaces. There is ample space for a family dining table together with a useful walk-in larder and designated space for appliances, making this an excellent everyday living space.

Boot Room

A useful room with a door to the garden making it ideal as a hobby room or pet room.

Utility Room

An excellent sized utility room providing further storage and appliance space. A second staircase rises from here to the first-floor landing, enhancing the flexibility of the accommodation.

Shower Room

Conveniently located on the ground floor and fitted with a modern white suite comprising a shower, wash hand basin and WC.

Store

A highly practical storage room with an up and over door to the front, offering excellent space for household items, tools or general storage. The boiler is located within this store.

First Floor Landing

A particularly spacious landing accessed from both staircases, with an airing cupboard together with further built-in storage cupboards and providing access to all first floor accommodation.

Master Bedroom

A superb master bedroom with a vaulted ceiling together with a beautiful balcony enjoying elevated views across the mature rear gardens.

Bedroom Two

A generous double bedroom with a high panelled ceiling and fitted wardrobes.





Bedroom Three
A further spacious double bedroom offering excellent versatility for family or guest accommodation.

Bedroom Four
Another comfortable double bedroom.

Bedroom Five
A single bedroom benefiting from its own modern en-suite shower room, making it ideal as a guest bedroom, teenager's room or dressing room.

Family Bathroom
A well-appointed family bathroom fitted with a modern suite serving the remaining bedrooms.

Outside
The rear gardens are a true feature of the property, extending to approximately a quarter of an acre and beautifully established with an abundance of mature planting. The gardens comprise several individual areas including a paved seating terrace adjoining the house, a large fenced ornamental pond surrounded by established plants, a delightful walled garden, extensive lawns, mature trees, productive vegetable garden, two greenhouses, a second well used to water the garden, a summer house and a garden shed. To the rear, vehicular access from Malthouse Lane leads to a substantial driveway providing parking for numerous vehicles.

Garden Office and Stores
A large garden room/home office located near the driveway with two adjoining store rooms.

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, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, Longford Park Priamary School (rated excellent), village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre.

Directions
From Banbury town centre proceed in a southerly direction via the Oxford Road (A4260). Continue for approximately 1.5 miles 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 and left onto White Post Road. Continue as this road becomes the High Street passing the turn for Broad Gap on your left where the property will be seen on your right after a short distance.

Services
All mains services connected.

Local Authority
Cherwell District Council. Council tax band G.

Viewing Arrangements
Strictly by prior arrangement with Round & Jackson.

Asking Price: £800,000











Ground Floor Approx Area = 114.09 sq m / 1228 sq ft
First Floor Approx Area = 104.22 sq m / 1122 sq ft
Garage Approx Area = 4.58 sq m / 49 sq ft
Outbuilding Approx Area = 33.14 sq m / 357 sq ft
Total Area = 256.03 sq m / 2756 sq ft

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

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