



Harvest Cottage

Guide Price £475,000
Bodicote. OX15

Harvest Cottage is an exceptionally pretty Grade II Listed, stone-built thatched cottage, enviably positioned in the heart of the highly regarded village of Bodicote. Beautifully and comprehensively refurbished by the current owners, the property has been thoughtfully upgraded from top to bottom, combining its wealth of original character with stylish modern touches and immaculate presentation throughout.

- Grade II Listed stone-built thatched cottage
- Ground floor bedroom and shower room
- Beautifully refurbished throughout
- Character features with modern touches
- Living room with inglenook fireplace
- Generous west facing garden with rural views
- Open plan kitchen/dining room
- Prime position in the heart of Bodicote
- Council tax band D
- Tenure Freehold



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





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The accommodation is both charming and practical. The inviting living room is full of warmth and character, centred around a beautiful inglenook fireplace. This leads through to a bright and spacious open-plan kitchen/dining room, a wonderfully sociable space enhanced by exposed stonework and attractive lighting. A small set of steps rises to the utility room, which has been designed sympathetically to remain in keeping with the cottage's character, while beyond is a cleverly arranged study area overlooking the garden, with a door providing direct access outside.

A particularly useful feature is the ground floor bedroom, ideal for guests, flexible family living or those seeking single-level accommodation, served by a stunning adjoining shower room. To the first floor are two further bedrooms, both rich in character, together with an immaculate family bathroom complete with a beautiful roll-top bath.

Outside, the property sits within a generous plot and enjoys a wonderful west-facing rear garden, laid partly to patio and partly to lawn, creating an ideal space for relaxing or entertaining. Beyond the garden are open rural views, adding to the sense of peace and setting that make Harvest Cottage such a special home.

Bodicote is a historic and highly sought-after village around two miles south of Banbury, offering an attractive blend of countryside charm and everyday convenience. Its conservation area centre is full of character, with attractive stone buildings and the historic Church of St John the Baptist.

The village is well served by everyday amenities including a shop and post office, hairdresser, nursery and coffee shop, as well as two traditional pubs on the High Street. There is also a strong sense of community, with the village hall and church house hosting a variety of local groups, activities and events.

For families, Bodicote is particularly appealing thanks to its well-regarded schooling, including Bishop Loveday Church of England Primary School, together with a choice of nearby nursery and pre-school provision. The village is also well placed for access to both state and private secondary school options including the Warriner School in nearby Bloxham.

Bodicote also offers excellent leisure and sporting facilities. It is home to Banbury Cricket Club and Banbury Rugby Club, both of which provide popular junior and senior opportunities, while King's Field offers open recreational space, a play area and outdoor exercise equipment. Bannatyne Health Club, located on the edge of the village, provides further fitness facilities including a gym, swimming pool and spa.

The village is also conveniently placed for Banbury, the M40 and mainline rail services to London Marylebone, making it an excellent choice for those looking to combine village living with strong transport links.

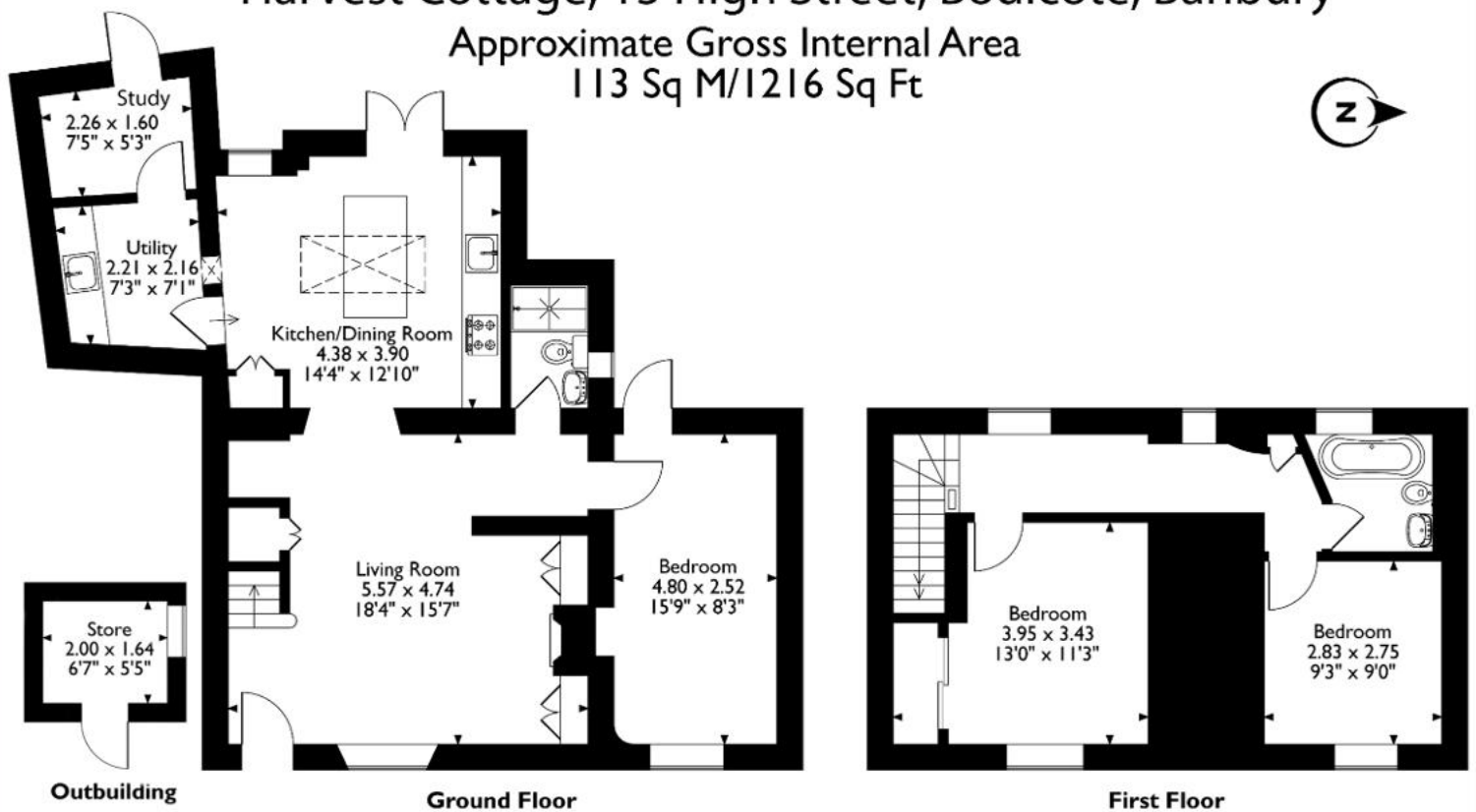
- o Tenure: Freehold
- o Local Authority: Cherwell District Council
- o Council Tax Band: D
- o Utilities: Mains gas, electric, drainage & water





Harvest Cottage, 15 High Street, Bodicote, Banbury

Approximate Gross Internal Area
113 Sq M/1216 Sq Ft



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