



100 Oxford Road
Bodicote


Anker

100 Oxford Road Bodicote, Oxfordshire, OX15 4AE

Approximate distances

Banbury 1.5 miles, Oxford 19 miles

Junction 11 (M40) 3 miles

Banbury railway station 2 miles

**A VERY WELL PRESENTED DETACHED NON-ESTATE
CHALET BUNGALOW WITH SPACIOUS, FLEXIBLE
ACCOMMODATION AND A LARGE GARDEN.**

Hall, large sitting room, dining room/bedroom,
extended re-fitted kitchen/breakfast room, study/
bedroom, re-fitted bathroom, two first floor
double bedrooms and re-fitted shower room, gas
ch via rads, uPVC double glazing, extensive off
road parking and single garage, approx. 83'
southwest facing rear garden.

£385,000 FREEHOLD





Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Travel under the flyover and continue along the Oxford Road. The property will be found on the right hand side on a service road before the Weeping Cross turning into the village. It can be recognised by our "For Sale" board.

Situation

BODICOTE lies approximately a mile and a half south of Banbury and within the village amenities include Post Office and stores, three public houses, a primary school, village hall and sports clubs including Banbury Cricket, Rugby Club and 'Bannatynes' Health and Leisure Club, there is also bus service to and from the town centre. Junction 11 of the M40 is to be found on the eastern outskirts of Banbury.

The Property

100 OXFORD ROAD, BODICOTE is a spacious detached brick built chalet bungalow standing in a large plot in a non-estate position. It has well proportioned accommodation on two floors which offer flexibility complemented by modern fittings. The ground floor can either be used as three reception rooms as well as the spacious extended kitchen/breakfast room or two reception rooms and a bedroom or two bedrooms and one reception room. There are two large double bedrooms on the first floor. The kitchen/breakfast room extends to approximately 18' in length and has been re-fitted. The ground floor bathroom has been re-fitted with a modern white suite and similarly the first floor shower room has also been re-fitted with a white suite including a double shower cubicle. A particular feature of the property is the amount of storage throughout with a multitude of cupboard and under-eaves space.

It should also be noted that there is scope to extend the property to the rear and we believe there is scope to create an en-suite facility on the first floor into the spacious loft area, subject to building regulations approval and planning permission where necessary.

The property stands in a large plot with extensive off road parking and a block paved driveway to the front beyond which there is a single garage whilst to the rear there is a beautiful mature southwest facing rear garden.

A floorplan has been prepared to show the room sizes and layout of the property as detailed below. Some of the main features include:

- * Spacious flexible accommodation on two floors.
- * Large square well lit sitting room with uPVC double glazed patio doors opening onto the rear garden, Marble fireplace with Beech surround and gas living flame coal effect fire, window to front.
- * Hall with extensive built-in storage.
- * Dining room/bedroom three with a window to front.
- * Bedroom four/study with window to front.
- * 18' extended and re-fitted kitchen/breakfast room with ample space for table and chair, cupboard housing the gas fired boiler, double built-in pantry cupboard, base and eye level units, built-in double oven, four ring hob, plumbing for washing machine and dishwasher, space for fridge and freezer, uPVC double glazed door to the garden, window to the rear overlooking the garden.
- * Re-fitted ground floor bathroom with a white suite including a pea shaped shower bath, wash hand basin and WC, fully tiled walls, ceramic tiled floor.
- * Two large first floor double bedrooms with extensive under-eaves storage and scope to create an en-suite to bedroom one in the roof void subject to building regulations approval and planning permission where necessary.
- * Re-fitted first floor shower room with a white suite comprising fully tiled double shower cubicle, wash hand basin and WC, fully tiled walls.
- * Extensive off road parking on a block paved driveway with an attractive beech hedge to one side and single garage beyond with electric roller door, power and light connected and personal door to the rear garden.
- * A lovely well established and well stocked southwest facing rear garden extending to approx. 83' in length

with decking, lawns, seating areas, mature flowering plants and trees.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council Tax Band E.

Viewing

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

Agents Note

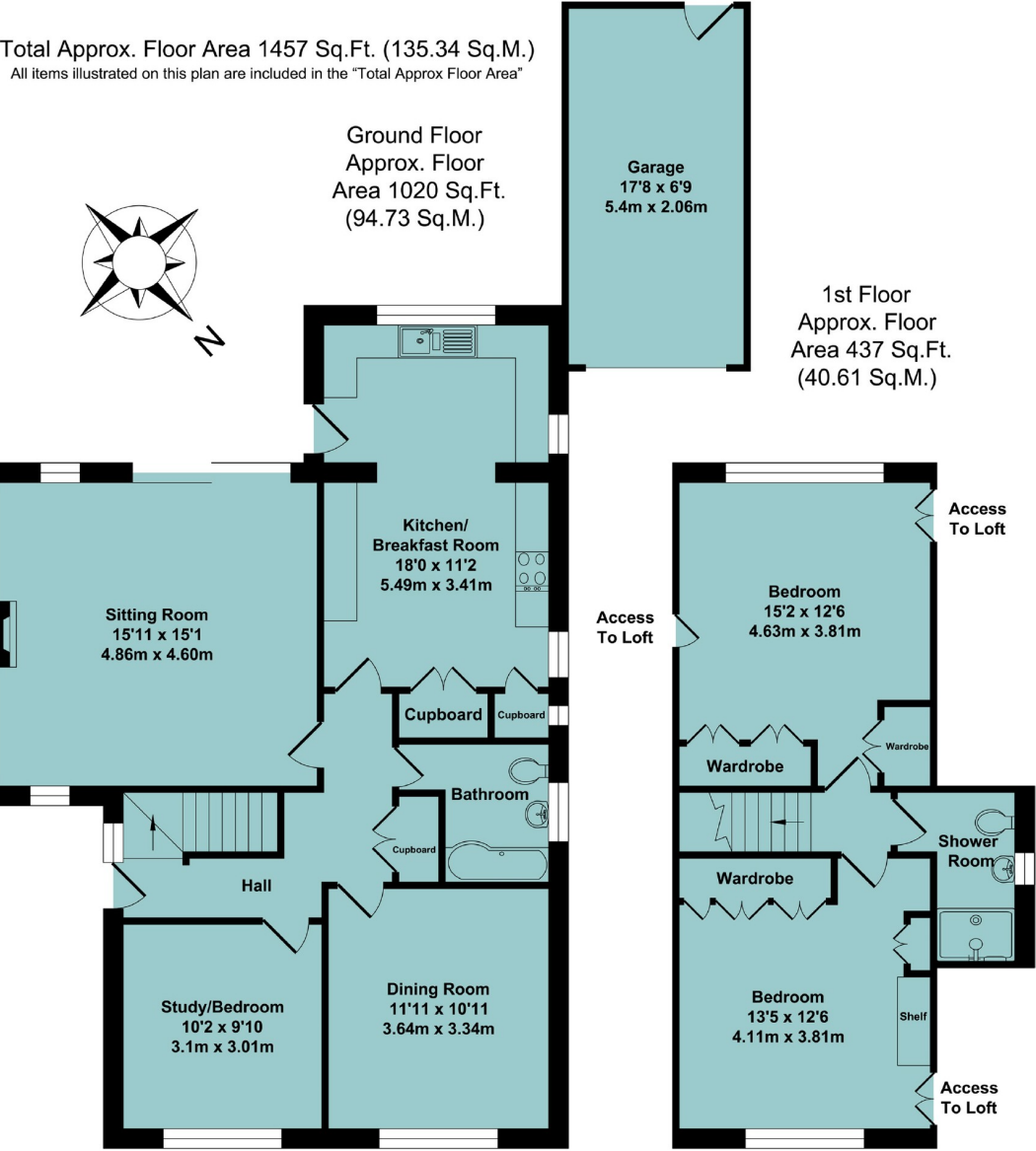
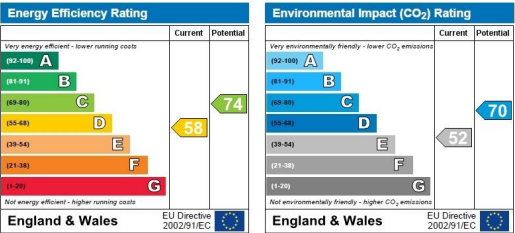
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

A copy of the full Energy Performance Certificate is available on request.



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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.