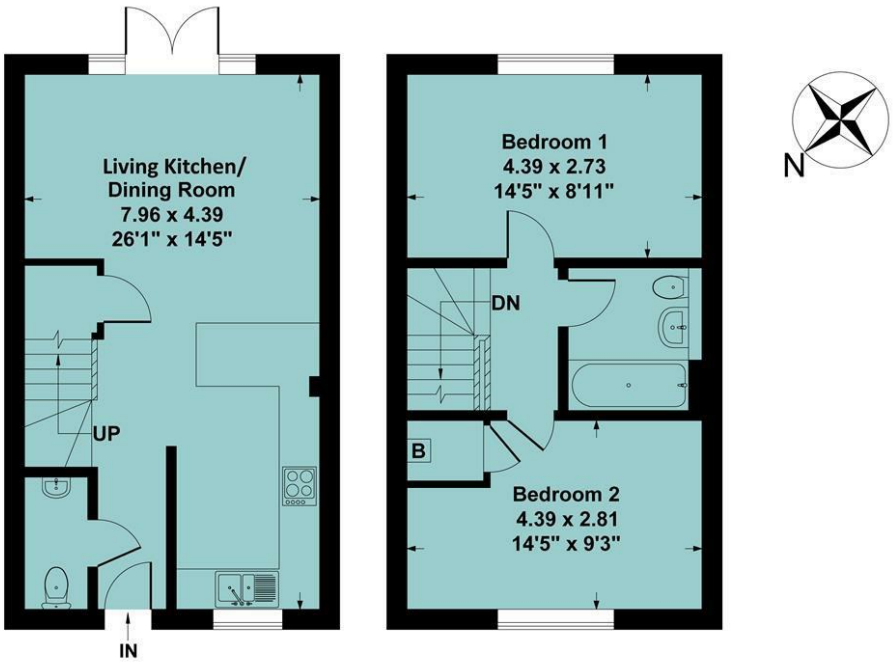
Agents Note

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 is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

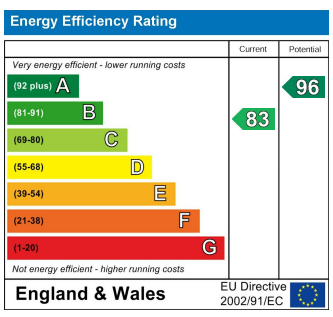
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor Approx Area = 35.50 sq m / 382 sq ft
First Floor Approx Area = 35.50 sq m / 382 sq ft
Total Area = 71.00 sq m / 764 sq ft

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

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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.



6 Pippin Close
Bodicote

Anker

6 Pippin Close, Bodicote, Oxfordshire, OX15 4UD



Approximate distances
Banbury town centre 1.5 miles
Banbury railway station 1.5 miles (rear access)
Junction 11 (M40 motorway) 2.5 miles
Oxford 20 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

AN EXCEPTIONAL STONE BUILT SEMI DETACHED HOUSE OCCUPYING A LARGER THAN AVERAGE PLOT IN A DESIRABLE TUCKED AWAY SPOT IN THIS CREST NICHOLSON DEVELOPMENT WITH NO PASSING TRAFFIC

Hall, cloakroom, superb open plan living kitchen dining space, two double bedrooms, bathroom, gas ch via rads, uPVC double glazing, generous driveway parking alongside, large southeast facing rear garden. Energy rating B.

£325,000 FREEHOLD











Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue under the flyover into Bodicote along the Oxford Road. Having passed Bannatyne's Spa and Health Club take the next turning right into Cotefield Drive and then the next left into Seedling Road. Follow this around to the right until Pippin Close will be found as a turning to the right. Continue and bear right at the top and the property will be found after a short distance on the right hand side.

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. Within the village amenities include a Post Office/shop, a soon to be re-opened Indian restaurant, farm shop and café, two public houses, Cotefield Nurseries and coffee shop, Bishop Loveday Church of England Primary School, 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.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* An exceptional two bedroom stone built semi detached house constructed in 2019 by Crest Nicholson who are builders of high repute.

* Located in an enviable position tucked away in a small enclave with no passing traffic.

* Standing in a much larger than average plot for a property of this type with a large southeast facing rear garden.

* Off road driveway parking alongside the house in addition to a large turning space.

* Enjoying a well designed layout for modern living with an open plan living kitchen dining space on ground floor level and a cloakroom.

* Downstairs cloakroom with WC and wash hand basin.

* The kitchen which is fitted with white units with chrome furniture incorporates a built-in oven, gas hob and integrated extractor and further integrated appliances. There are extensive work surfaces and a matching breakfast bar overhang. Beyond this there is open plan living and dining with French doors and side panels allowing a lot of natural light into the space and opening to the patio and rear garden.

* On the first floor there are two double bedrooms as well as the bathroom.

* There is vinyl wood effect flooring throughout on the ground floor which as well as being a very good look is also practical and hardwearing.

* There is little to choose between the size of the two double bedrooms meaning that the choice for the main bedroom is yours. Between them is the bathroom which is fitted with a white suite which includes a shower over the bath.

* The rear garden is a particular feature with a large paved patio area ideal for outdoor living and enough space for furniture, barbeque and accessories. Beyond this there is a lawned area.

* There is an Estate Management Charge from 1st April 2026 through to 31st March 2027 of £267.87.

* Pippin Close is a Private Road. The subject property and the two neighbouring houses own the driveways to the side of their properties and immediately in front up to the pavement. 6 Pippin Close has a right of way for access across the two neighbouring drives. Number 4 Pippin Close has a right of way for turning. This means that there is generous parking to the front and side of the property.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: B

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

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £35 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.