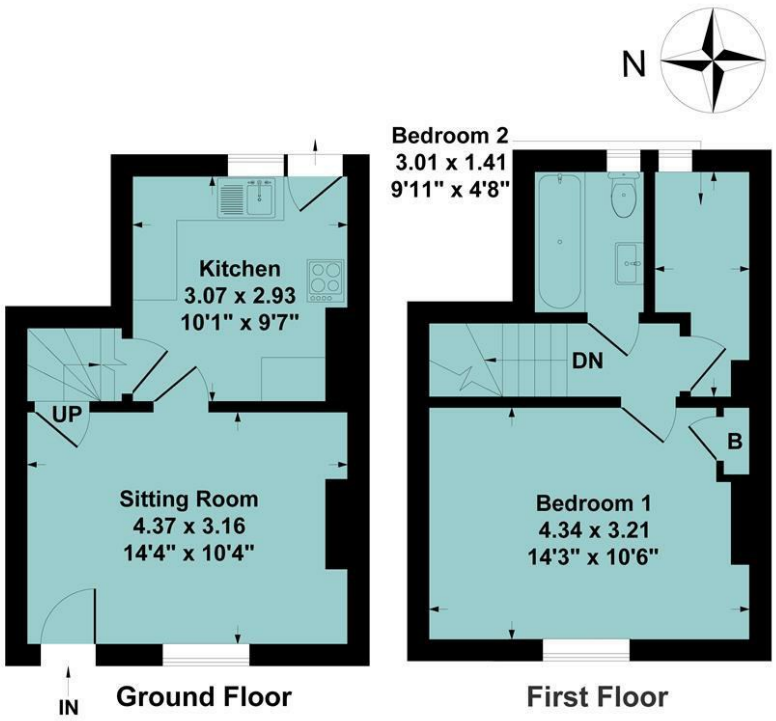
Agents Note

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.

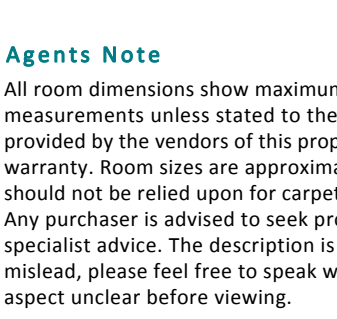
Referral fees

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 = 24.90 sq m / 268 sq ft
First Floor Approx Area = 24.90 sq m / 268 sq ft
Total Area = 49.80 sq m / 536 sq ft

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



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31-32 High Street, Banbury, Oxfordshire OX16 5ER

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.



9 Church Street
Bodicote

9 Church Street, Bodicote, Oxfordshire, OX15 4DW



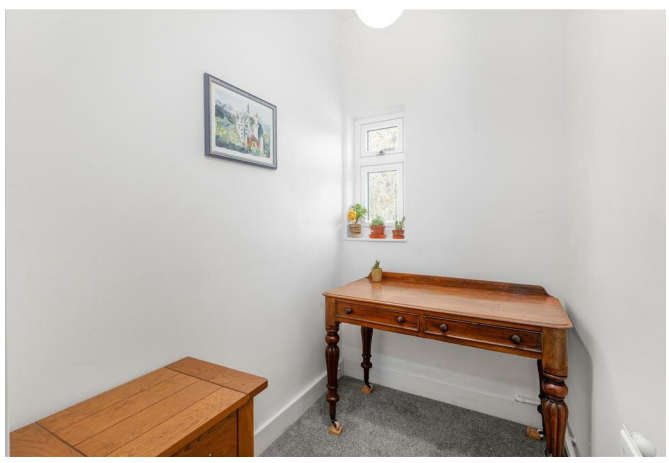
Approximate distances
Banbury 2 miles
Chipping Norton 13 miles
Oxford 21 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

OFFERED WITH NO ONWARD CHAIN, A RECENTLY RENOVATED BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE WITH MANY LOVELY FEATURES AND A LONG REAR GARDEN WITH STORAGE

Sitting room, kitchen, two bedrooms, bathroom, gas central heating via radiators, uPVC double glazed windows, long rear garden. Energy rating D. No onward chain.

£265,000 FREEHOLD











Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of town turn left where signposted to Bodicote and Cherwell Heights and then turn right at the roundabout to travel over the flyover. Continue straight on at the next roundabout into Bodicote and turn left to travel along White Post Road passing the recreation area on the right. Continue straight through the village via High Street into Church Street and the property will be found on the left almost opposite the church.

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, 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:

* A delightful stone period cottage believed to date back to circa 1850 located in the Conservation Area at the heart of this popular well served village lying immediately south of Banbury.

* Over recent years the property has been the subject of a thorough renovation and is now beautifully presented.

* There are many features including high ceilings, window seats, exposed wood flooring and exposed brickwork.

* The windows have recently been replaced with uPVC double glazing in keeping with period properties in the area and the back door was also replaced. The front door is a high quality composite door which provides good security and an excellent first impression on arrival.

* The sitting room has a bay window to front with oak seat under, brick fireplace (currently blocked) and exposed chimney breast, fitted electric coal effect fire and adjacent gas point if required, door to stairs to first floor and door opening to the kitchen.

* Kitchen fitted with a range of medium oak base and eye level units, recently re-plastered walls, recently updated wall tiling, work surfaces and vinyl tile effect floor covering.

* Landing with hatch to loft with double insulation.

* Main bedroom with bay window to front and seat under, exposed wood floor, door to cupboard housing the wall mounted Gloworm gas boiler which was replaced within recent years.

* Second bedroom/office with window to rear.

* Bathroom fitted with a white suite comprising panelled bath with shower over and tiled surround, wash hand basin and WC, newly plastered and tiled, window.

* A shared pedestrian access via a shared side passage leads to the rear garden. Interestingly, the side passage has a number of inscriptions carved into the brickwork some of which date back to the 1800's when it appears that it was used by courting couples to meet.

* The rear garden is long and narrow and is open to the neighbouring garden. It includes lawns and borders to the left of a shared path which leads to an area at the back which extends wider and behind the neighbour's garden where there is a shingled area, deck and large shed.

Services

All mains services are connected. The wall mounted Gloworm gas fired boiler is located in a cupboard in the main bedroom.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: D

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.