

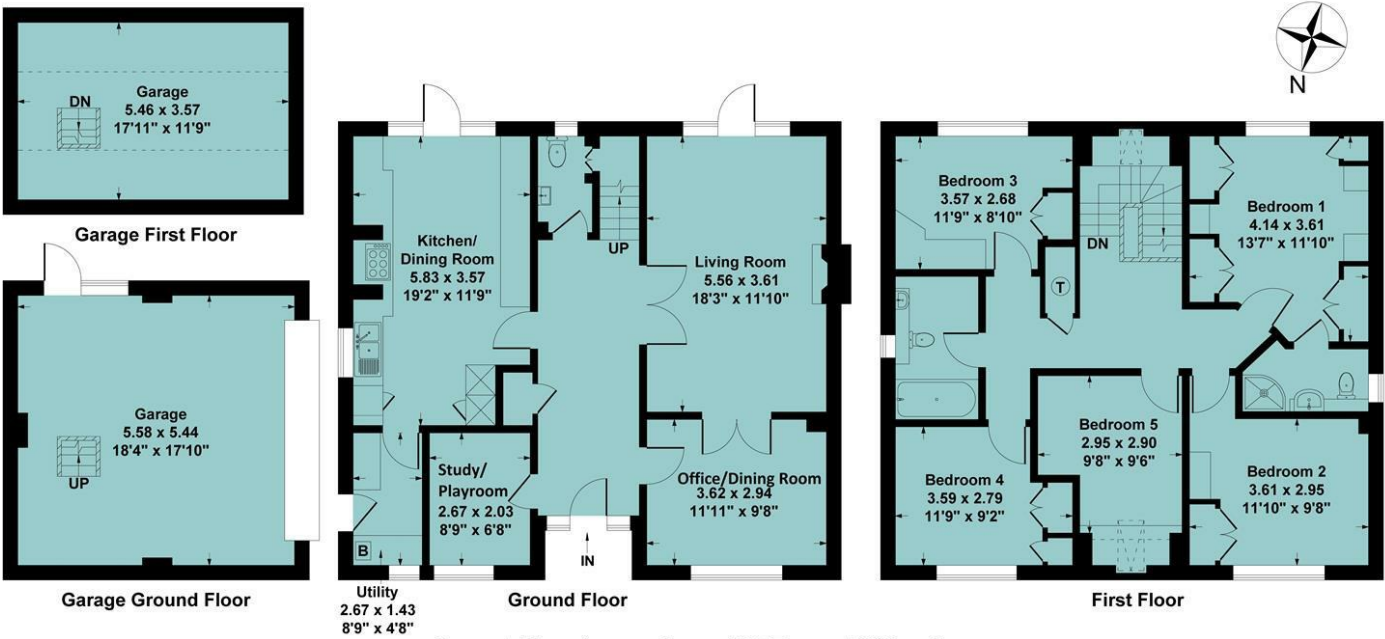
Agents Note

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor Approx Area = 80.17 sq m / 863 sq ft
First Floor Approx Area = 82.52 sq m / 888 sq ft
Garage Ground Floor Approx Area = 30.35 sq m / 327 sq ft
Garage First Floor Approx Area = 19.49 sq m / 210 sq ft
Total Area = 212.53 sq m / 2288 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk

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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.



Ambleside, 19a Broad Gap
Bodicote



Ambleside, 19a Broad Gap, Bodicote, Oxfordshire, OX15 4DE

Approximate distances
Banbury 1.5 miles
Oxford 19 miles
Stratford upon Avon 21 miles
Leamington Spa 21 miles
Chipping Norton 14 miles
Junction 11 (M40) 3 miles
Banbury railway station 2 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A SPACIOUS FIVE BEDROOM DETACHED FAMILY HOUSE OCCUPYING A NON-ESTATE LOCATION IN A DESIRABLE ADDRESS WITHIN THIS FAVOURED VILLAGE IMMEDIATELY SOUTH OF BANBURY

Large hall with storage, WC, study/playroom, sitting room, dining room/office, kitchen/dining room, utility room, main bedroom with ensuite shower room, four further bedrooms, family bathroom, gas ch via rads, uPVC double glazing, detached double garage, generous parking, wrap around gardens, south facing rear aspect. Energy rating C.

£675,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue under the flyover leaving Banbury until Broad Gap will be found as a turning to the right after approximately ¼ of a mile. Continue for approximately 400 yards and the property will be found on the left hand side and can be recognised by our "For Sale" board.

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 both Banbury and Bodicote Cricket Clubs and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop and café, two public houses, 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 spacious detached double fronted non-estate house in a desirable location within this favoured well served village which is conveniently positioned immediately south of Banbury.
- * With five bedrooms, three reception rooms and two bathrooms as well as a ground floor WC this is an ideal family house offering versatility for home workers where required.
- * Within walking distance of the highly regarded Bishop Loveday primary school, nurseries and secondary schools. There are two pubs within walking distance as well as the church, village hall, bus stops, Bannatyne's Health Club and miles of easily accessible country walks.
- * Large hall with excellent storage and ground floor cloakroom fitted with a white suite.
- * Kitchen/diner fitted with an extensive range of units, breakfast bar and work surfaces, space for table and chairs, integrated appliances, window to side and door opening to the patio and rear garden. Further door opening to the utility room with plumbing for washing machine, space for tumble dryer, door to side and wall mounted gas fired boiler.
- * Study/playroom with window to front.

- * Well proportioned sitting room with fireplace with gas point, doors to the patio and rear garden.
- * Dining room/office with window to front and double doors to the sitting room.
- * Main double bedroom with an extensive range of fitted bedroom furniture and door to the ensuite shower room fitted with a white suite and window.
- * Four further bedrooms offering more scope for homeworking as required.
- * Family bathroom fitted with a white suite and window.
- * Gravelled driveway with off road parking for three/four vehicles and an electric up and over door opens to the large detached double garage which has power and light connected, ample space for appliances or work bench to the rear, fully boarded loft with power and light connected offering scope for conversion to a studio or exercise room subject to building regulations approval where required. Personal door opening to the garden at the side.
- * The south facing rear garden includes a large paved terrace behind the house and a small recessed covered seating area beyond which there is a lawn and borders and the lawn extends to the side wrapping around the house where there is also a shed and a personal door opening to the garage,

Services

All mains services are connected. The wall mounted gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Council tax band F.

Viewing

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

Energy rating: C

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