



Mill House, Weeping Cross
Bodicote

Mill House, Weeping Cross Bodicote, Oxfordshire, OX15 4EE

Approximate distances

Banbury town centre 1.5 miles

Banbury railway station (rear access) 1.25 miles

Junction 11 (M40 motorway) 3 miles

Oxford 20 miles

Stratford upon Avon 20 miles

Leamington Spa 19 miles

Bicester 14 miles

Chipping Norton 14 miles

Banbury to London Marylebone by rail 55 mins approx.

Banbury to Oxford by rail 17 mins approx.

Banbury to Birmingham by rail 50 mins approx.

**A LARGE DETACHED INDIVIDUAL NON-ESTATE FAMILY HOUSE
OCCUPYING A PLEASANT POSITION IN A DESIRABLE WELL SERVED
VILLAGE SOUTH OF BANBURY.**

Hall, cloakroom, sitting room, dining room, large open plan living kitchen/dining room, utility, study, master bedroom with en-suite bathroom, three further double bedrooms, large family bathroom, gas ch via rads, uPVC double glazing, off road parking, double garage, gardens to front, side and rear.

OFFERS OVER £525,000 FREEHOLD





Directions

From Banbury proceed in a Southerly direction toward Oxford (A4260). Follow the Oxford Road into Bodicote and at the traffic lights just before Bannatyne's Health Club into Weeping Cross. Continue for approximately 400 yards and before the road bends to the left into Watercress Close and the property will be found as the first on the right 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 The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, two farm shops, two public houses, an Indian restaurant, 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 two centre.

The Property

MILL HOUSE is an exceptionally spacious detached brick built family house with accommodation on two floors. It is a unique property which occupies a pleasant site in the ever popular well served village of Bodicote which lies to the South of Banbury. The accommodation is, as mentioned above, very well proportioned and very practical. As well as three ground floor reception rooms, there is an impressive open plan living kitchen/dining room with separate utility room. On the first floor there is a master bedroom with full en-suite bathroom, three further double bedrooms and a large bathroom once again with a full suite. We believe that this layout would ideally suit a family as there is a great deal of space throughout. It is in a prominent position within walking distance of the school, Post Office, bus service, Bannatyne's Health club and the countryside with beautiful walks to the nearby villages of Adderbury, Milton and Bloxham.

Externally there are gardens to front, side and rear as well as off road parking on the driveway for at

least two vehicles beyond which there is double garage.

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 impressive detached house with spacious accommodation on two floors.
- * A practical well laid out family home.
- * Prominently positioned in the popular well served village of Bodicote lying to the South of Banbury.
- * Three ground floor reception rooms.
- * A large open plan living/kitchen/dining room and separate utility.
- * Large dining/family room.
- * Study with window to front.
- * Spacious master bedroom with extensive built-in wardrobes and door to a full en-suite bathroom including separate shower cubicle.
- * Three further double bedrooms all with built-in wardrobes.
- * Large family bathroom with a full suite including separate shower cubicle.
- * Gas central heating via radiators and uPVC double glazing.
- * Driveway providing off road parking space for at least two cars beyond which is a double garage, power and light connected, storage in the roof and window.
- * Well stocked gardens to front, side and rear with ornamental trees, shrubs and flowering plants.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band F.

Viewing

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

Agent's note

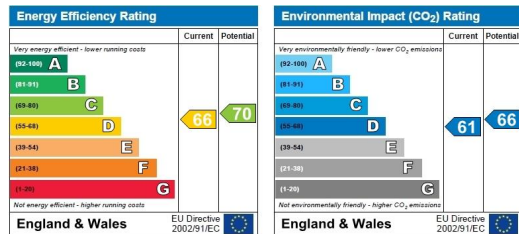
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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

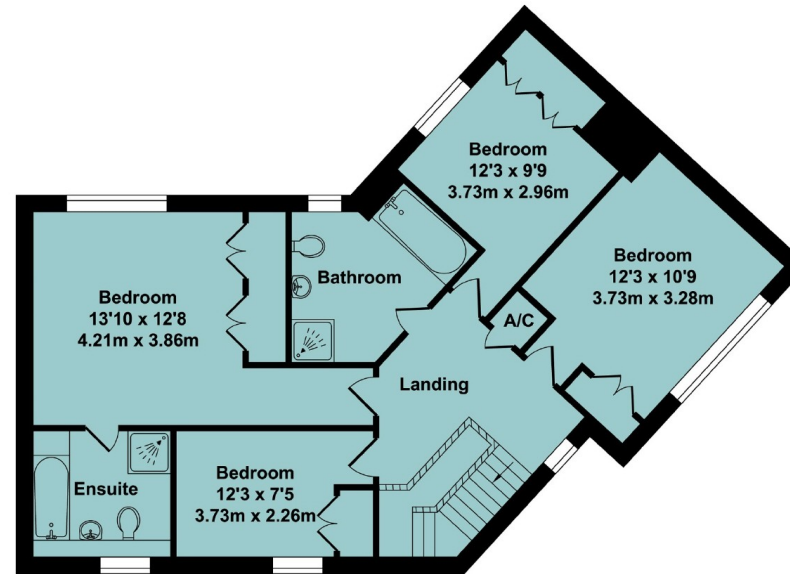
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when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

EPC

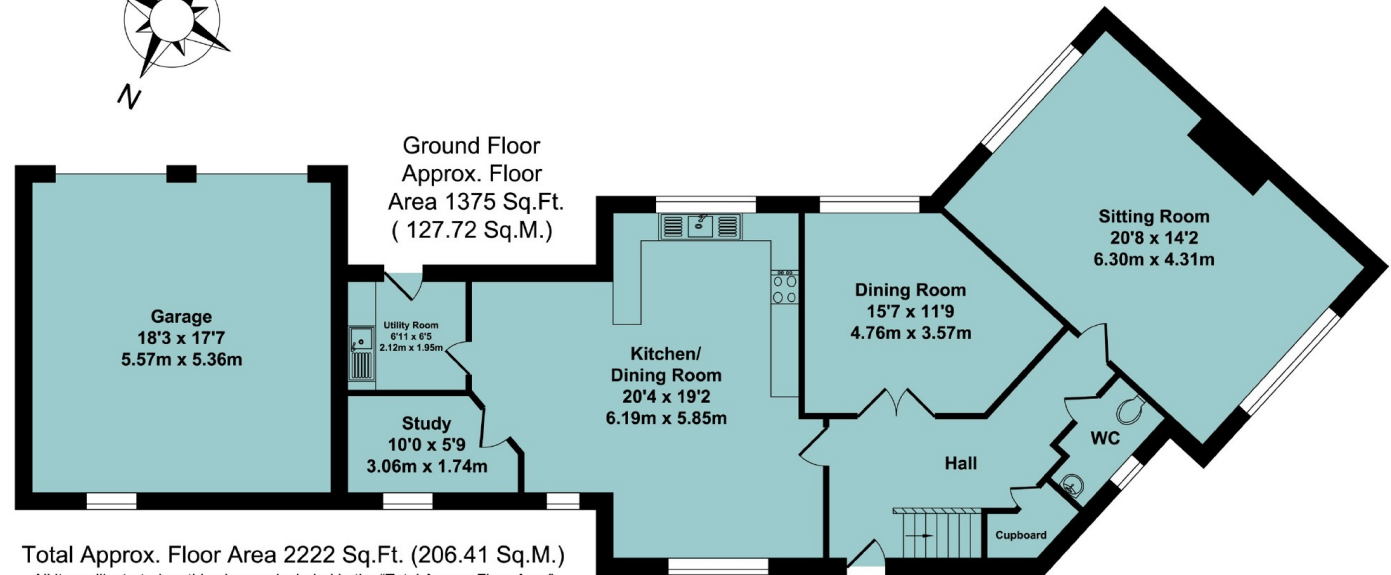
A copy of the full Energy Performance Certificate is available on request.



First Floor
Approx. Floor
Area 847 Sq.Ft.
(78.69 Sq.M.)



Ground Floor
Approx. Floor
Area 1375 Sq.Ft.
(127.72 Sq.M.)



Total Approx. Floor Area 2222 Sq.Ft. (206.41 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.