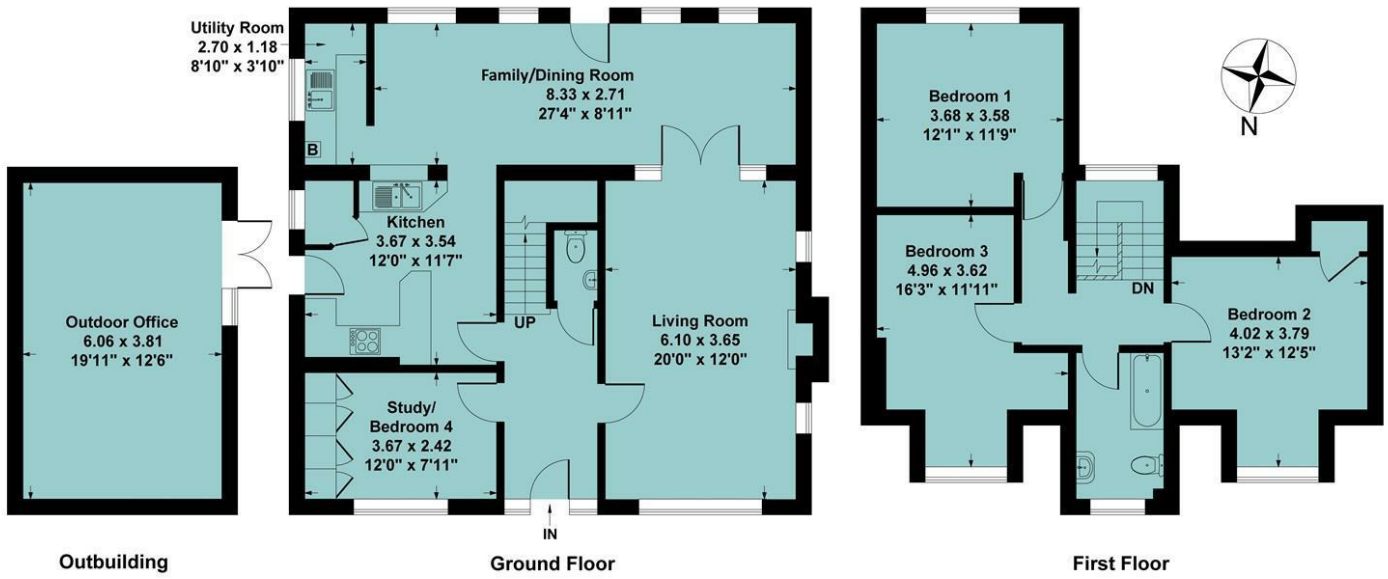
Agents Note

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

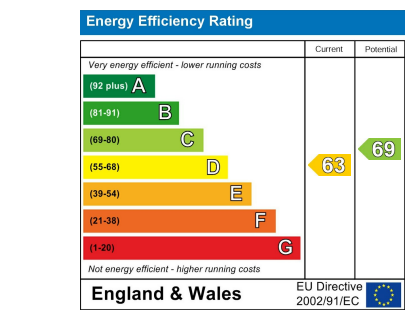
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 85.99 sq m / 926 sq ft
First Floor Approx Area = 53.39 sq m / 575 sq ft
Outbuilding Approx Area = 23.08 sq m / 249 sq ft
Total Area = 162.46 sq m / 1750 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.



Glen Barry, 19 Broad Gap
Bodicote

Glen Barry, 19 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

AN INDIVIDUAL DETACHED HOUSE OCCUPYING A LARGE NON-ESTATE PLOT WITH HUGE POTENTIAL AND PLANNING PERMISSION TO EXTEND GREATLY LOCATED IN A DESIRABLE ADDRESS WITHIN THIS FAVOURED EXCEPTIONALLY WELL SERVED VILLAGE CONVENIENTLY LOCATED TO THE SOUTH OF BANBURY

Hall, WC, sitting room, large open plan living dining/family space, kitchen/breakfast room, utility room, office/playroom/fourth bedroom, three first floor double bedrooms, bathroom, gas ch via rads, generous frontage with driveway parking, approx. 135' south facing garden. Energy rating D.

£585,000 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:

* An individual detached non-estate brick built house believed to date back to the 1930s.

* Occupying a large plot with approximately 135' south facing rear garden.

* Ideal for home workers with flexible accommodation and an external studio/office.

* Offering huge potential with planning permission to extend greatly to create a three storey five bedroom, three reception house including a modern open plan layout to the ground floor and an impressive master suite on the second floor.

* Hall and ground floor cloakroom fitted with a white suite.

* Living room with a large open grate fireplace with marble surround and hearth, windows to front and side.

* Large open plan living/dining or family room space with windows and doors opening to the rear garden.

* Office/playroom/fourth bedroom with window to front and fitted cupboards.

* Kitchen/breakfast room with built-in oven, gas hob and extractor, door to the side, space for fridge/freezer and door to a shelved pantry with window.

* Utility room with sink, plumbing for washing machine, space for tumble dryer, window to side, wall mounted gas fired combination boiler.

* Three generous first floor double bedrooms.

* First floor family bathroom with a white suite comprising panelled bath with shower over and fully tiled surround, wash hand basin and WC, heated towel rail, window and ceramic tiled floor.

* A large external studio/office or gym with laminate wood effect floor, power and light connected, door to the rear garden.

* Generous frontage with lawned garden and driveway providing off road parking.

* Large south facing rear garden extending to approximately 135' with an Indian sandstone paved terrace overlooking the lawns, trees and shrubs and shingled play area to the rear. Please note that the far end of the garden has a restrictive covenant preventing building however there is provision in the deeds to keep a cow on it!

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: 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 £30 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.