



Bodicote,
Banbury, Oxfordshire

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An impressive five-bedroom ironstone-built family home, arranged over three floors and positioned in an enviable edge-of-development location. The property enjoys attractive views over the country park to the front, enhanced by two Juliette balconies, and further benefits from two en-suite bedrooms, a detached double garage and ample off-road parking. The versatile layout makes this an ideal home for growing or multi-generational families.

Set on the edge of open countryside, Bodicote offers the perfect blend of village charm and everyday convenience. Just minutes from Banbury, residents enjoy easy access to a wide range of shops, schools, restaurants and rail connections, while still benefitting from a peaceful, community-focused setting. The village itself is well served, and is close to a selection of Ofsted-rated 'Outstanding' schools, alongside a local pub, village shop and regular bus services, making it ideal for families and professionals alike.

Surrounded by the rolling landscapes of the Cotswolds and well placed within Oxfordshire, Bodicote also offers excellent connectivity to Oxford and London, making it a highly desirable location for those seeking a balance between rural living and modern accessibility.





The Property Briefly Comprises of:

Ground Floor

- Entrance Hall
- Cloakroom
- Dual Aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room

First Floor

- Two Double Bedrooms with En-Suites
- Further Double Bedroom
- Family Bathroom
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Second Floor

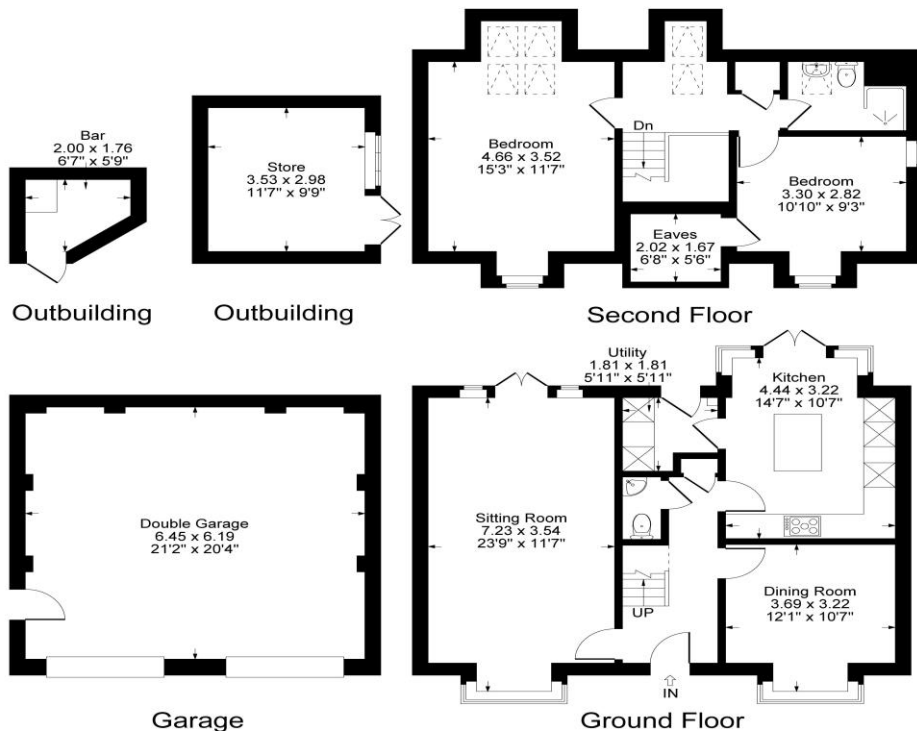
- Two Double Bedrooms
- Shower Room

Outside

- Own Drive with Off-Street Parking
- Double Garage
- Enclosed Rear Garden



Guide Price: £650,000



Approximate Gross Internal Area
 Ground Floor = 62.15 sq m / 669 sq ft
 First Floor = 57.83 sq m / 622 sq ft
 Second Floor = 42.99 sq m / 463 sq ft
 Garage = 39.92 sq m / 430 sq ft
 Outbuildings = 13.51 sq m / 145 sq ft
 Total Area = 216.40 sq m / 2329 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority:
 Cherwell District Council

Council Tax Band: F
 (Subject to change after completion)

Tenure: Freehold

Distances
 Banbury c. 2 miles
 Deddington c. 4 miles
 Chipping Norton c. 12 miles
 Bicester c. 13 miles
 Oxford c. 22 miles
 Stratford-Upon-Avon c. 29 miles
 Birmingham c. 54 miles
 M40 Access c. 3 Miles
 London via Bicester c. 43 minutes

Buyers Purchase Fee:
 Please note that buyers are required to
 pay a Purchase Fee of £300 (inc. of VAT)
 to Mark David on offer acceptance, to
 process a new transaction.

Mark David
 ESTATE AGENTS
 Sales • Lettings • Management

Market House, Market Place, Deddington, Oxfordshire
 OX15 0SB
 Tel: 01869 338898
 Email: deddington@mark-david.co.uk
www.mark-david.co.uk



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