

Bodicote  
Banbury, Oxfordshire

Mark David  
ESTATE AGENTS



# BODICOTE

BANBURY, OXFORDSHIRE

*As featured in Ideal Home magazine, this exceptional property has been carefully remodelled and renovated to create a stylish yet practical village residence. Beautifully presented throughout, the three-bedroom period terrace seamlessly blends timeless character with thoughtfully updated interiors, offering well-proportioned accommodation across two floors, along with a delightful private rear garden.*

## Sellers comments.....

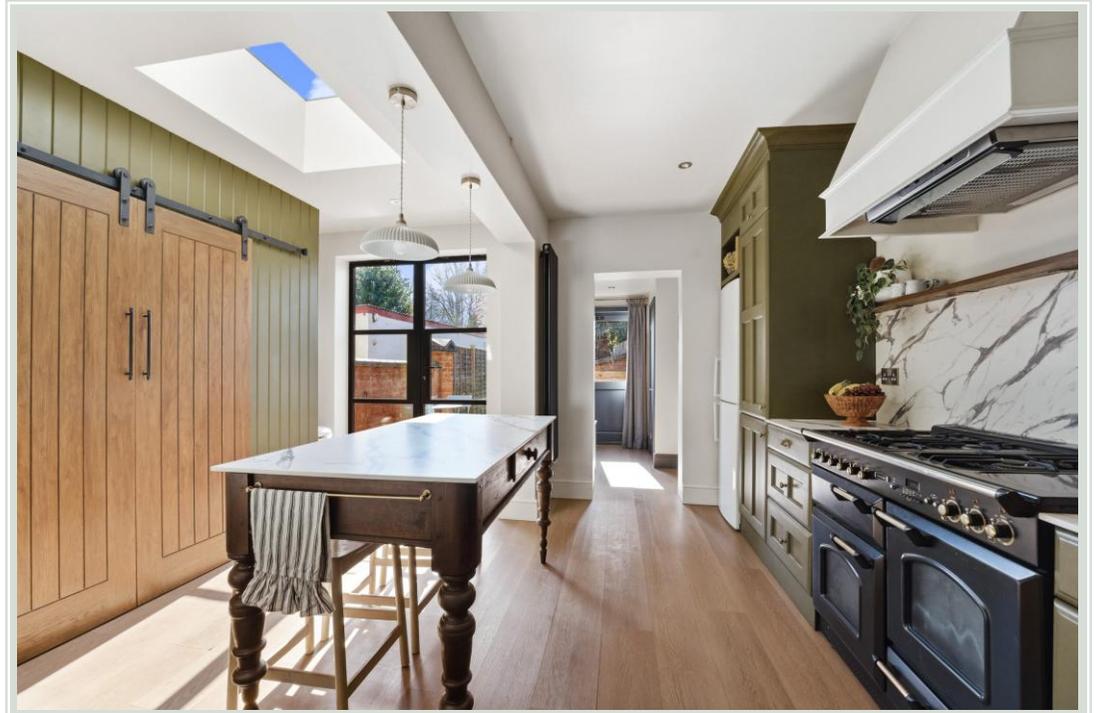
We've loved our time living here in the heart of the village, in this beautiful Victorian home filled with history and character. We've spent the past few years lovingly restoring it to its former beauty, celebrating its original features while creating a home that works perfectly for everyday living.

The spacious downstairs living area is ideal for entertaining, from dinner parties to family celebrations, with double doors opening out onto the garden. In the winter, the open fire fills the house with warmth, while the stained glass bay window makes the perfect spot for a Christmas tree!

The village itself has everything on the doorstep: two pubs, a post office, a garden centre with a café, playgrounds, three village halls and community spaces, as well as a local primary school and nursery less than a 10-minute walk away. There is a real sense of community here, and we feel very lucky to have such friendly and supportive neighbours.

We are excited to pass this home on to new owners, who we are confident will love it just as much as we have.

**Guide Price: £450,000**





## ACCOMMODATION

### GROUND FLOOR

A welcoming entrance hall, complete with elegant panelling and a stained-glass fanlight, leads into a beautifully curated living room. Filled with natural light from a charming bay window, the space features bespoke cabinetry and open shelving, while the open fire forms a natural focal point, adding warmth and character.

Leading through to the spacious dining room which offers an ideal area for entertaining, seamlessly connecting to the kitchen beyond.

This elegantly designed kitchen combines traditional charm with modern sophistication, showcasing bespoke shaker-style cabinetry complemented by quartz worktops and splashbacks. A central island serves as a welcoming focal point, perfect for both everyday use and entertaining guests. Integrated high-quality appliances include a range-style cooker with extractor hood, while a classic butler sink and brass fittings introduce a timeless finish. Flooded with natural light from expansive glazed doors and overhead skylights, the space flows seamlessly into the garden beyond. Cleverly arranged to maximise storage, with features such as a stylish sliding pantry door, the kitchen is both practical and visually striking.

A separate utility/laundry area and ground floor WC add practicality.

### FIRST FLOOR

Upstairs, the property offers three well-appointed bedrooms. The principal bedroom spans the full width of the house, providing a generous retreat with built-in storage and attractive period features. A second double bedroom overlooks the rear, while the third bedroom offers versatility as a child's room, guest room, or home office.

A modern family bathroom is fitted with a bath and overhead shower, complemented by contemporary fixtures and finishes.

### OUTSIDE

The rear garden is a particular highlight—generous in length and mainly laid to lawn, bordered by fencing and mature planting. It offers excellent space for outdoor dining, gardening, or family use, with a recently constructed outbuilding positioned at the far end, which would be perfect for converting into a home office.



## SITUATION & AMENITIES

Bodicote is a highly desirable village just south of Banbury, offering an appealing blend of rural charm and everyday convenience. The village is well-regarded for its attractive period properties, peaceful residential streets, and strong sense of community, making it particularly popular with families and professionals alike. Residents benefit from a range of local amenities including a village shop, traditional pubs, a primary school, and a parish church, all contributing to its welcoming, close-knit atmosphere. Surrounded by picturesque Oxfordshire countryside, Bodicote also provides excellent opportunities for walking and outdoor pursuits.

Despite its tranquil setting, Bodicote is ideally positioned for commuters, with Banbury's mainline railway station offering regular services to London Marylebone and Birmingham, while nearby road links via the M40 ensure easy access to Oxford, Warwick, and beyond. This balance of village lifestyle and connectivity makes Bodicote an attractive proposition for buyers seeking both relaxation and practicality.

## 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





## SERVICES

The property has gas fired central heating throughout. Mains drainage, water and electricity are also connected to the property

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

## TENURE

Freehold

## LOCAL AUTHORITY

Cherwell District Council  
Council Tax Band: C

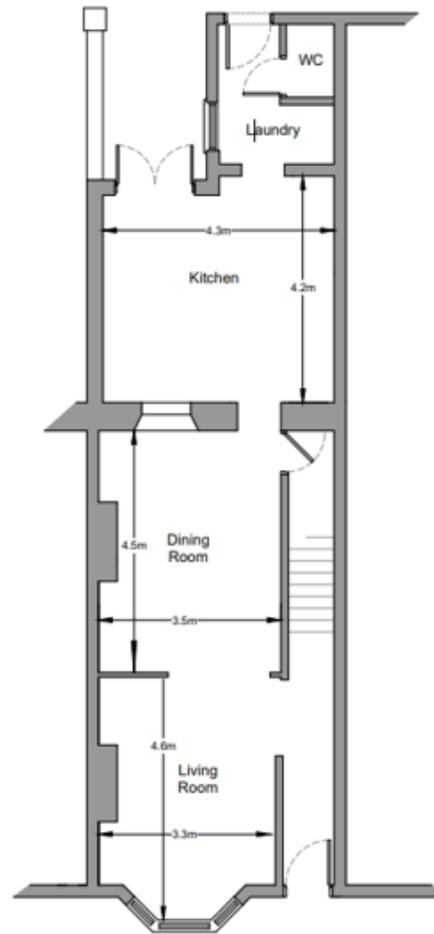
## VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington  
01869 338898

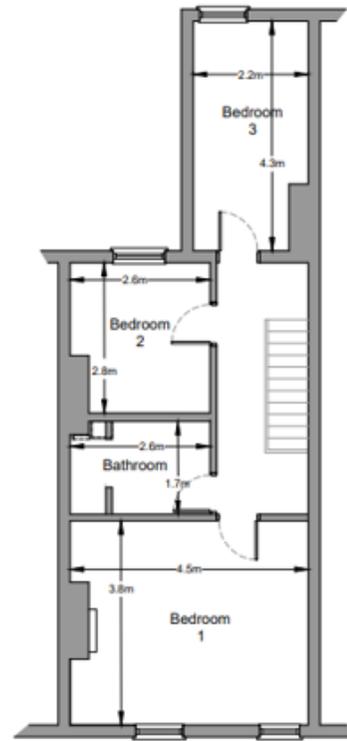
## BUYERS PURCHASE FEE:

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.

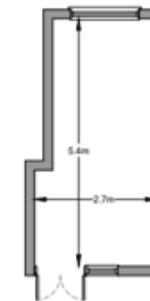




Ground Floor



First Floor



Outbuilding

# Mark David

ESTATE AGENTS

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