



The Nook, Weeping Cross
Bodicote

The Nook, Weeping Cross Bodicote, Oxfordshire, OX15 4ED

Approximate distances

Banbury 1.5 miles

Oxford 20 miles

Chipping Norton 14 miles

Junction 11 (M40 motorway) 3 miles

Banbury to London Marylebone by rail approx. 55 mins

Banbury to Birmingham by rail approx. 50 mins

Banbury to Oxford by rail approx. 17 mins

**A SUBSTANTIAL DETACHED FAMILY HOUSE IN A
SOUGHT AFTER LOCATION WITHIN A POPULAR WELL
SERVED VILLAGE.**

Hall, large cloakroom, sitting room, family room,
garden/dining room, large office, large kitchen/
breakfast room, utility room, master bedroom, shower
room, four further bedrooms, luxury re-fitted family
bathroom, gas ch, double glazing, large frontage,
double garage, gardens.

£599,000 FREEHOLD





Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue under the flyover along the main road into Bodicote and having passed the new Longford Park development on the left turn right at the traffic lights before Bannatynes Gym into Weeping Cross. The property will be found on the right hand side and can be recognised by our "For Sale" board.

Situation

BODICOTE lies approximately a mile and a half south of Banbury and within the village amenities include Post Office and stores, two public houses, Indian cuisine restaurant, a primary school, village hall and sports clubs including Banbury Cricket, Banbury Rugby Club and 'Bannatynes' Health and Leisure Club, there is also bus service to and from the town centre. Junction 11 of the M40 is to be found on the eastern outskirts of Banbury.

The Property

THE NOOK we believe was originally constructed circa 1930 and has been extended since. It occupies a generous plot in a non-estate location within a highly desirable part of the village. It has extensive and well presented accommodation on two floors offering a degree of flexibility and ideal space for a family. The main reception room has a double aspect and sliding double glazed patio doors opening to the rear garden. In addition to this there is a garden/dining room which is open to a snug family room with a Victorian open grate fireplace and there is also a large office with two windows to the front which also has a Victorian open grate fireplace. The kitchen/breakfast room extends to approximately 20' in length and is a very well lit space with two windows to the side, one to the rear and a door opening to the rear garden. There are extensive units complemented by granite covered work surfaces and there is ample space for table and chairs. The master bedroom has a double aspect and extensive built-in wardrobes as well as an adjacent shower room including twin wash hand basins. There is good storage off the landing and there are four further bedrooms, the largest of which features a lovely bay window and deep undereaves storage space.

The family bathroom has been recently re-fitted with a luxury white suite comprising a free standing Victorian style ball and claw foot bath and a huge separate walk-in shower as well as two windows.

Externally there is an in and out driveway to front providing vehicular access and parking in addition to a drive to the side where a gate leads to the generously proportioned rear garden where there are two patio areas, a large lawn, various trees, shrubs and borders.

A floorplan has been prepared to show the room sizes and layout as detailed below. Some of the main features are as follows:

- * A detached family house with extensive and flexible accommodation.
- * Approximately 2600 square feet of living accommodation arranged on two floors.
- * Attractive hall with picture rails, original bannisters and wood panelling, ceramic tiled floor and door to a large cloakroom and WC with ample space for coats and shoes, windows to side and rear.
- * Double aspect main reception room oak floor, wall light points, ornamental fireplace, sliding double glazed patio doors opening to the rear garden and patio.
- * Approx. 20' well lit kitchen/breakfast room with extensive base and eye level units, built-in double oven, granite covered work surfaces and space for table and chairs.
- * Dining/garden room with wood floor, window to side and French windows opening to the rear garden and patio.
- * Snug family room with open grate Victorian fireplace, picture rails and open access to the dining/garden room.
- * Large office to the front which could be used as a dining room if preferred with a cast iron open grate Victorian style fireplace with wooden surround and two windows to the front.
- * Large master bedroom with double aspect, extensive fitted wardrobes, door to undereaves storage areas and adjacent shower room fitted with a white suite comprising fully tiled shower cubicle, twin recessed wash hand basins with doors and cupboards under and WC.
- * Bedroom two features a bay window to the front, a high ceiling and picture rails, door to extensive undereaves storage space.
- * Three further bedrooms.
- * A large recently re-fitted luxury family bathroom featuring a free standing Victorian style ball and claw foot bath, huge separate walk-in shower with fully tiled surround and wooden "duck boards", pedestal wash hand basin and WC, period style heated towel rail and radiator, windows to side and rear.
- * Gas central heating via radiators and sealed unit double glazed windows.

* Extensive off road parking to front and side accessed via an in and out driveway forming part of a large frontage with lawn, borders and hedgerow.

* Rear garden accessed via a gate to the side with two patio areas behind the house and a large lawned area beyond with beds and borders, trees and shrubs.

Services

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

Local Authority

Cherwell District Council. Council tax band F.

Viewing

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

Agents Note

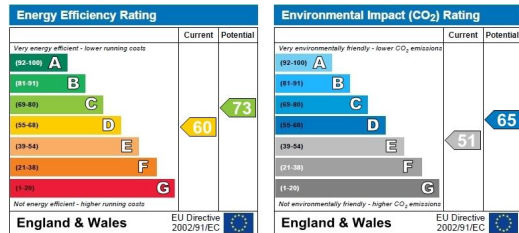
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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



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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.