



- Grade II Listed property with a patio garden
- Central location in a desirable village
- Prominently situated
- Residential conversion potential
- **REVISED PRICE - OIRO £275,000 + VAT**
- Open viewing 21 October 2025, 11.00am
- Closing date for offers 11 November 2025

1 Church Street, Bodicote, BANBURY, OX15 4DW



LOCATION

The historic village of Bodicote has a resident population of 2,126 and is situated 2 miles south of the centre of Banbury. The property is situated towards the western fringe of the village next to Bodicote church, surrounded by character residential properties.

PROPERTY

A substantial character detached property built in 1702 comprising a large ground floor trading area with private accommodation spread over first and second floors plus a small yard, providing the following:

- Ground Floor** Open plan to the front with several trading areas, rear dining room, disused barn, WC's and trade kitchen
- First Floor** 5 rooms plus domestic kitchen
- Second Floor** 3 rooms
- Basement** Cellar
- External** Delightful patio garden to the rear and a parking area

From our inspection, and digital mapping, the property provides the following areas:

Approximate Area	4,035 sq ft	374.8 sq m
Limited Use Area(s)	152 sq ft	14.1 sq m
Total	4,187 sq ft	388.9 sq m
Total Site Area	0.085 acre	343 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the rateable value is £13,300. Interested parties are advised to verify this figure with Cherwell District Council on 01295 227000.



RESIDENTIAL POTENTIAL

The property has excellent potential for residential conversion. It should be noted that the permitted use of the property is Class E, and therefore, in our opinion, the Permitted Development right (Class MA) applies which enables the conversion of Class E buildings to dwellings. The property is Grade II listed and is also situated in a conservation area.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.





## Church Street, Bodicote, Banbury, OX15

Approximate Area = 4035 sq ft / 374.8 sq m

Limited Use Area(s) = 152 sq ft / 14.1 sq m

Total = 4187 sq ft / 388.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



## TERMS

We are instructed to invite **offers in the region of £275,000** for the benefit of our client's freehold interest with vacant possession. VAT will be charged, where applicable, at the prevailing rate.

All fixtures and fittings owned by the vendor at the property on the day of completion are included in the sale. However, no safety tests or inventory will be provided. Any items owned by third parties, such as beer raising equipment, are specifically excluded from the sale.

## CLOSING DATE

Our client has set a closing date for offers of **11 November 2025**.

## OPEN VIEWING

**21 October 2025, 11.00am.** For further information please contact sole agents. [Click here for virtual viewing:](#)

Warren Drake - 020 7495 7500  
[warren@drakeproperty.co.uk](mailto:warren@drakeproperty.co.uk)

[drakeproperty.co.uk](https://drakeproperty.co.uk)

4th Floor, 49 St James's Street, London, SW1A 1AH

## Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.

2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

3) The Vendor does not make or give any representations or warranties in respect of the property.

4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.



