



An individual four bedroom detached property in a secluded end of lane location. Recently improved by the current owner and offering generous gardens of around 1/3rd of an acre.

Viti-Levu School Lane
Middleton Stoney Oxfordshire OX25 4AW

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An individual four bedroom detached property in a secluded end of lane location. Recently improved by the current owner and offering generous gardens of around 1/3rd of an acre. This light and spacious property offers particularly generous ground floor accommodation with a good sitting room opening on to the large south facing garden. Additionally on the ground floor there is a dining room, a large kitchen/breakfast room, a utility room, cloakroom, two bedrooms and a shower room. On the first floor there are two further bedrooms the master of which is ensuite and a separate cloakroom.

SITUATION

Located at the end of a no through lane, in a charming and largely unspoilt village of Middleton Stoney. The village is ideally situated for access to both Junctions 9 and 10 of the M40, all everyday needs are catered for in the nearby market town of Bicester (3.5 miles). Bicester also has two mainline railway stations with services direct to London Marylebone in both and services direct to Oxford City Centre from Bicester Village Station. The city of Oxford lies approximately 14 miles to the south.

AGENTS NOTES

All mains services are connected with the exception of gas. Oil fired central heating to radiators.

Local Authority: Cherwell District Council; Band F

EPC Rating: F

Viewings Strictly by appointment via Thomas Merrifield Bicester

+44 (0) 1869 253253



DIRECTIONS

Exit Bicester via the Middleton Stoney Road and continue on this road into the village of Middleton Stoney. At the crossroads go straight across sign posted Upper Heyford and then turn first left into School Lane. Follow the lane as it bears round to the right and continue to the very end of the lane, where the property will be found through a 5 bar gate.





- **Individual detached four bedroom property**
- **Secluded village location**
- **Spacious and adaptable accommodation**
- **Large south facing rear garden**
- **Two reception rooms**
- **Kitchen/breakfast room**
- **Four bedroom (master ensuite)**
- **Easy access to M40**
- **Mainline Railway Stations within 4 miles**

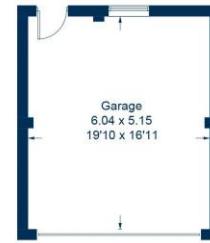
£700,000 Freehold



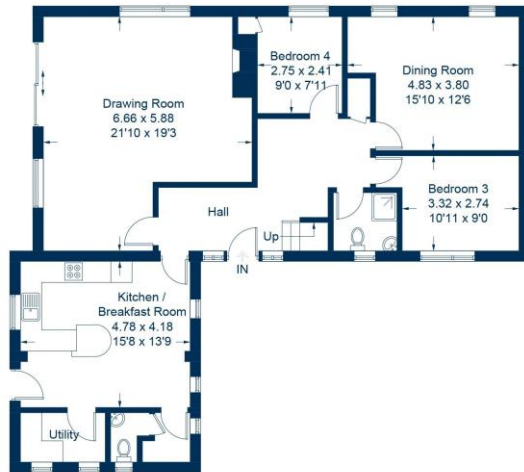
Approximate Gross Internal Area
 Ground Floor = 118.7 sq m / 1278 sq ft
 First Floor = 54.3 sq m / 584 sq ft
 Garage = 31.3 sq m / 337 sq ft
 Total = 204.3 sq m / 2199 sq ft



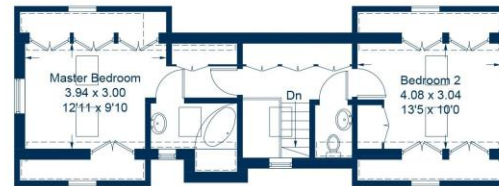
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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