



A stunning stone-built detached property with fabulous features finished to exacting standards, extended in 2016 to provide four double bedrooms and contemporary living accommodation with a double garage, and studio/workshop enjoying views over open fields to the rear.

A stylish, well-appointed home, extended and re-modeled by the current vendor in a lovely position within the village of Preston Bissett.

A traditional tile-hung porch welcomes you into The Gables which boasts a light and spacious hallway providing access to the sitting room, kitchen/breakfast room, and utility room.

Considerable thought has gone into the re-modeling to offer well-planned versatile accommodation arranged over two floors.

The sitting room to the front of the property has Oak wood flooring, a wood-burning stove, and French doors to the secluded side garden making it the perfect room to relax in.

Without a doubt, the "wow" in this immaculately presented property is the open-plan kitchen/breakfast room and adjoining family room.

The kitchen is beautifully appointed with a comprehensive range of sleek floor and eye-level units and integrated appliances all complemented by tiled flooring and Quartz worksurfaces.

A substantial island provides breakfast bar seating, and the dining area has plenty of space for a table and chairs. The bi-folding doors to the garden fill the

room with natural light and create a fabulous "outside-inside" living space, perfect for entertaining.

The family room has also been extended to the rear and enjoys bi-folding doors to the garden.

An adjacent utility room with a door to the garden provides further storage and space for appliances. A W.C completes the ground floor accommodation.

The first-floor landing leads to the four double bedrooms (two with en-suite) and the family bathroom.

The principal bedroom boasts not only a vaulted ceiling but an en-suite shower room and a Juliette balcony, which enjoys views over the garden and open fields beyond.

A gravel driveway leads to a pair of five-bar wooden gates and parking for several vehicles. The double garage has an electric roller door, and the later addition of a third garage/workshop with heating and a skylight window makes for a fantastic studio or home office.

The garden is predominately laid to lawn with a variety of shrubs, whilst mature hedging and trees provide seclusion. The generous terrace space wraps around the property giving the perfect setting for al-fresco dining, BBQ's, along with a spot for a hot tub!

The property is located in the heart of the delightful village of Preston Bissett, close to local amenities and within easy reach of excellent schools, including Buckingham Secondary School and The Royal Latin School. The area is well served by beautiful surrounding countryside, ideal for family walks and recreation.

The larger towns of Buckingham and Bicester are both within easy reach, providing a wide variety of shops, restaurants, and leisure facilities, as well as railway and bus connections. Bicester North and Bicester Village stations offer excellent rail services to London Marylebone in 45 minutes.

For those who commute, the M40 is also within a short distance for excellent vehicular access.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Kitchen/Dining Room, Family Room, Utility Room. W.C

First Floor - Master Bedroom With Vaulted Ceiling and En-Suite, Guest Bedroom With En-Suite Shower Room, Two Further Double Bedrooms and A Family Bathroom.

Outside - Gravel Driveway, Gated driveway Parking For Three Vehicles, Enclosed Rear Garden, Side Garden Room For A Hot Tub. Double Garage and Studio/Workshop,

Services - LPG Gas, Mains Drainage. Mains Water, Solar Panels.

Local Authority - Buckinghamshire Council.

Council Tax Band - F





The Gables, South End, Preston Bissett, Buckingham, MK18 4LR

Approximate Area = 1776 sq ft / 164.9 sq m

Garage = 323 sq ft / 30 sq m

Outbuilding = 151 sq ft / 14 sq m

Total = 2250 sq ft / 208.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for nichecom. REF: 1032687

