



A rare opportunity to purchase a stone built executive 4 double-bedroom home, with flexible accommodation to suit modern family living, arranged over two floors, situated close to excellent amenities and commuter links. Applications to view come highly recommended.

This stunning stone-built family home, built by David Wilson Homes, offers luxury and comfort in an ideal location. Designed with privacy and space in mind, it is perfect for families seeking a peaceful, high-spec living environment and the property even offers no onward chain.

As you step inside, a spacious, light-filled hallway welcomes you, offering access to the key living spaces. The elegant sitting room, versatile study, and open-plan kitchen flow naturally from this central area, providing ample space for daily family life. The sitting room, bathed in natural light, opens through double doors to a spacious paved patio and garden, creating a seamless transition between indoor and outdoor living.

The heart of the home, the kitchen, features a large central island and direct access to both the utility room and the secluded rear garden. It's perfectly designed for meal preparation and family gatherings. For more formal dining, a separate dining room is available, while the study offers a quiet retreat for work or relaxation. A cloakroom and WC complete the ground floor.

Upstairs, the first floor hosts a luxurious master suite, complete with its own en-suite shower room, alongside three generously sized double bedrooms. Each bedroom is filled with natural light, providing

the perfect environment for a growing family. A family bathroom serves the additional bedrooms.

Outside, the property boasts an oversized triple tandem garage, offering the perfect space for a home gym, workshop, or multiple vehicles. The expansive garden, mainly laid to lawn, offers ample space for outdoor activities, while the paved patio is ideal for al fresco dining and summer entertaining. Gated rear access further enhances the home's privacy and security.

Located in the desirable Kingsmere community, the home enjoys close proximity to local schools, shops, supermarkets, and leisure facilities. Nearby attractions include the walking trails and woodland areas, Whitelands Farm Sports Ground, and David Lloyd Club.

Bicester, a historic market town, offers an array of amenities including cafes, pubs, restaurants, weekly markets, and major supermarkets such as Sainsbury's, Tesco, and Marks & Spencer. Entertainment options include a nearby cinema complex, ensuring plenty to do right on your doorstep.

For commuters, the location couldn't be more convenient. Bicester benefits from two railway stations offering rapid connections to major cities. The M40 provides easy access to London, Oxford, Birmingham, and the M25, with Heathrow Airport reachable in under 50 minutes.

Bicester Village is a dream destination for designer shopping with over 170 luxury boutiques all on your doorstep and is a few minutes drive or a short walk from the town centre.

This exceptional family home combines modern luxury, practical living space, and a prime location, making it an ideal choice for families looking for a blend of tranquillity and convenience.





Local Authority - Cherwell District Council.

EPC Rating - 79.

Council Tax Band - E.

Services and Utilities

Electricity - Mains, EON.

Gas - Mains, EON.

Water - Mains, Leep Utilities.

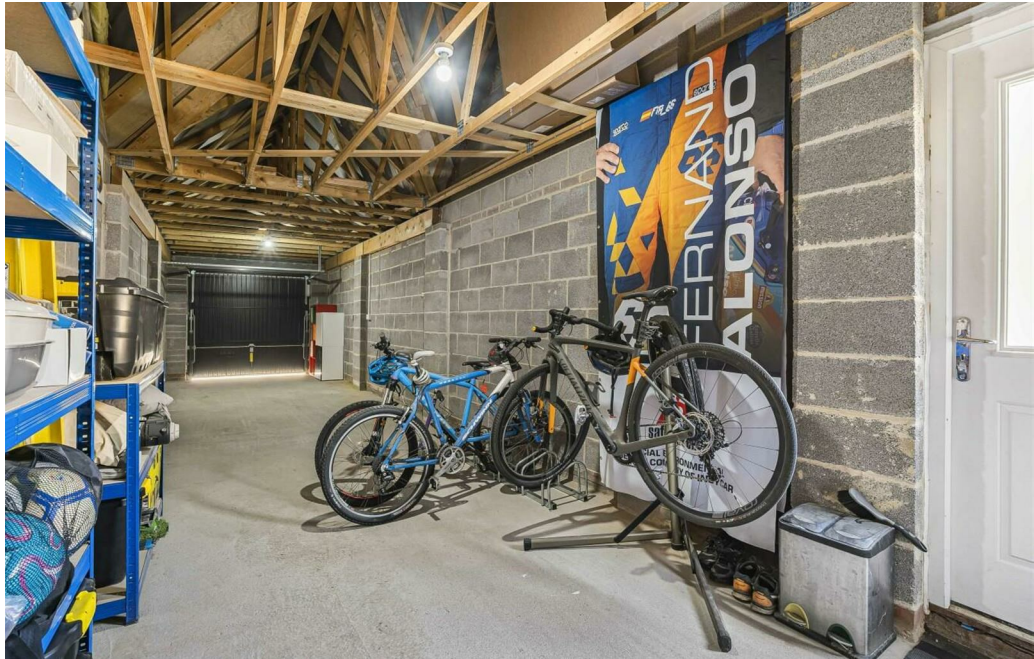
Drainage - Mains, Thames Water.

Broadband - according to Ofcom.

Mobile Coverage - according to Ofcom.

Freehold property with a service charge for the common areas.
Currently £466 PA. We are not aware of any disputes or planning permissions currently in place which could negatively affect the property but interested parties should make their own enquiries with local authority.



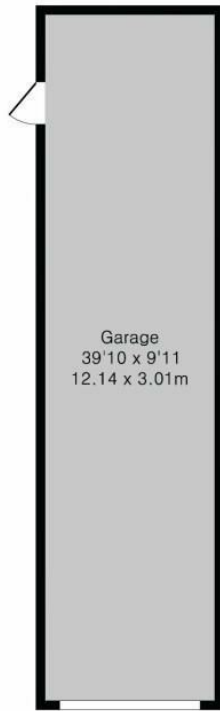


Approximate Gross Internal Area 1936 sq ft - 180 sq m

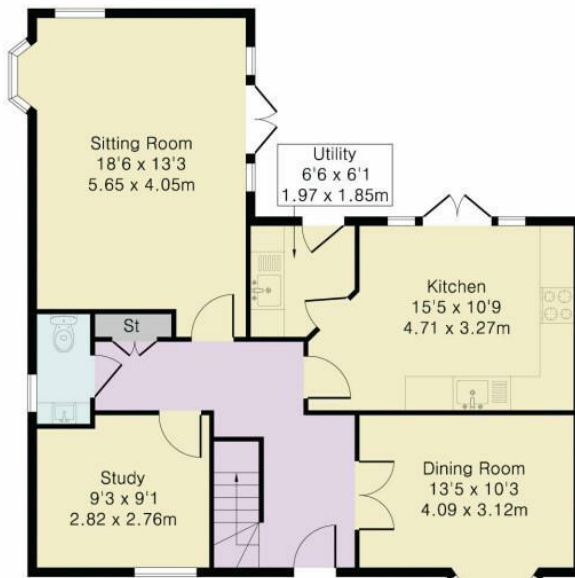
Ground Floor Area 776 sq ft – 72 sq m

First Floor Area 767 sq ft – 71 sq m

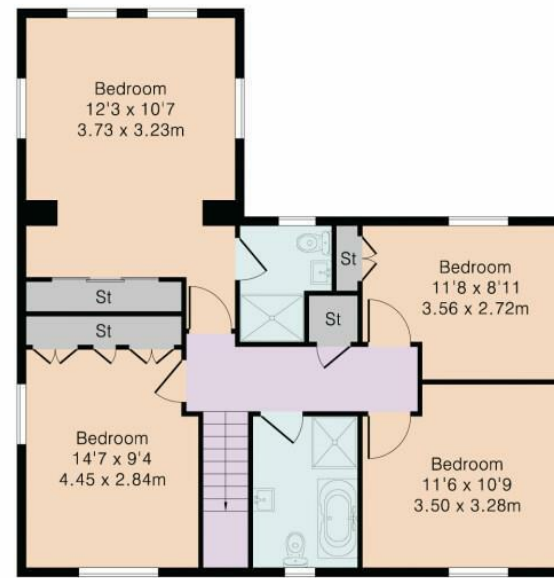
Garage Area 393 sq ft – 37 sq m



Garage



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

