



An opportunity to purchase a four-bedroom detached property with a large garage in a cul-de-sac village location, with a lovely wrap-around garden, extended to the rear to provide contemporary living accommodation for everyday family living.

Approached over an expansive area of lawn, which is owned by the property, this four-bedroom family home offers light and spacious accommodation arranged over two floors.

The entrance hallway is particularly light and spacious, and provides access to the kitchen/dining room, which is fitted with a generous number of floor and eye-level stylish units, and integrated appliances.

A latter addition to the property is the useful utility room just off the kitchen, which has plenty of storage, and a door to the garden.

The dining room has plenty of room for a table and chairs, and makes for the perfect room for entertaining with friends and family

The sitting room is a lovely room with an electric fire, and French doors which lead to the garden.

A study which overlooks the lawn to the front, and a cloakroom complete the ground floor accommodation.

Outside the property has a large garage to the front, which has the benefit of storage above. In addition to the garage there is parking for two vehicles on the driveway.

The garden is delightful, mainly laid to lawn, with mature trees and shrubs, and wrapping around the side and the rear of the property, it offers plenty of space for al-fresco dining, BBQ's or just enjoying long summer evenings with a glass of wine.

The patio and decked areas provide the perfect spot for a garden bench or garden chairs.

.Situated on the Oxfordshire and Buckinghamshire borders, the sought after village of Finmere benefits from a church England school, a pop-up pub, a 14th Century church, a village hall which hosts a number of activities, and a recreational ground, home to cricket and football clubs.

The historic market town of Buckingham is about four and half miles away and has a good selection of shops, pubs, restaurants, a leisure centre, and schooling including the renowned Royal Latin Grammar School and a number of primary and secondary schools.

For more extensive shopping and leisure facilities, Milton Keynes and Banbury are within easy access too.

There are a variety of local independent schools in the area including Stowe School, Thornton College, and Akeley Wood School.

For those who commute, there are trains to London Marylebone from Bicester North and Bicester Village Station (approximately 8 miles away) and to London Euston from Milton Keynes.

There are easily accessible main road connections to the M1 and M40 motorways. M40 J9 Approx. 13 miles away, M1 J13 is approx. 22 miles away.





Accommodation Comprises:

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

First Floor - Master Bedroom With En-Suite Shower, Three Further Bedrooms, Family Bathroom.

Outside - Enclosed Rear and Side Garden, Lawn To The Front, Oversized Garage With Storage Above, Patio Area, Decked Area, Storage Shed., and Gated Side Access.

Services - All Mains Services Connected.

Electric - Octopus

Gas - Octopus

Mains Water and Drainage - Thames Water

Broadband - BT - Check With Ofcom

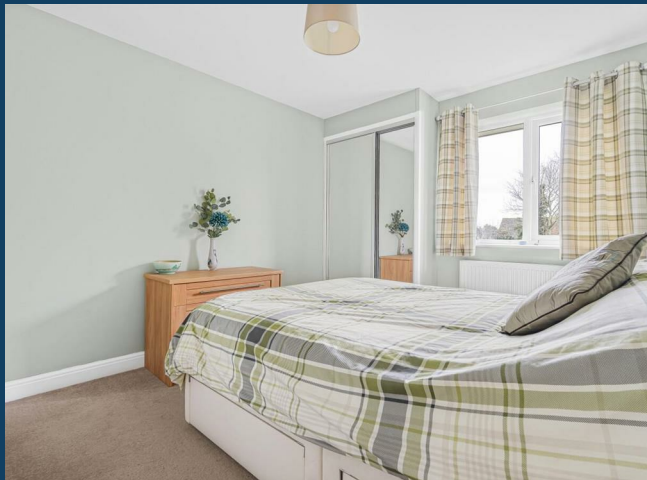
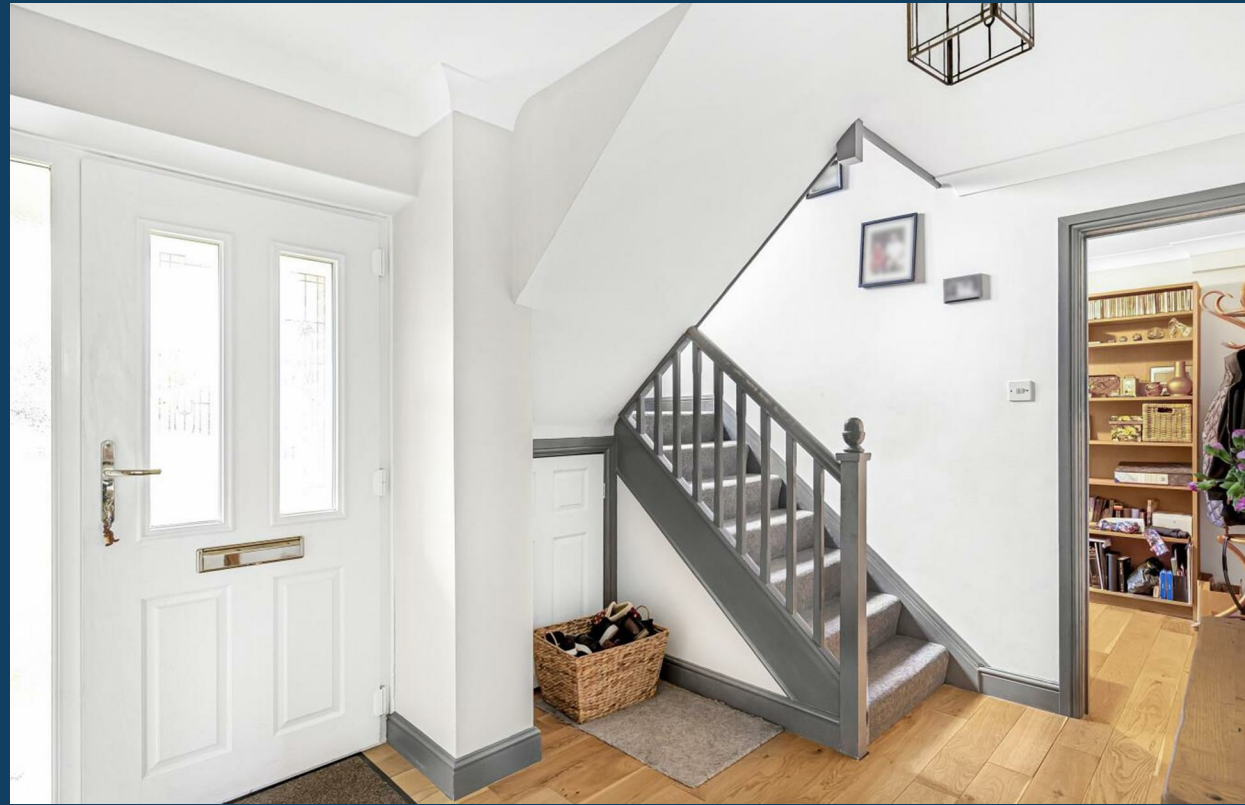
Mobile Phone Coverage -Please Check Using The Ofcom Website -

<https://checker.ofcom.org.uk/>

Freehold Property.

Local Authority- Cherwell District Council

Council Tax Band - E



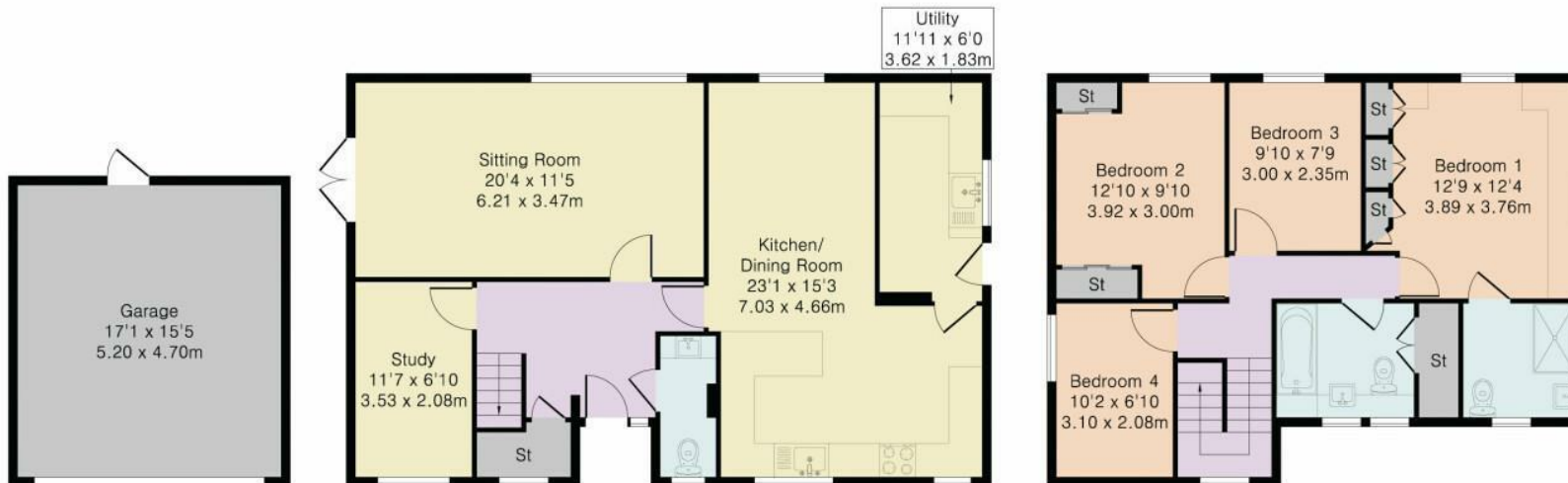


Approximate Gross Internal Area 1723 sq ft - 160 sq m

Ground Floor Area 827 sq ft – 77 sq m

First Floor Area 638 sq ft – 59 sq m

Garage Area 258 sq ft – 24 sq m



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		
	48	
England & Wales		
EU Directive 2002/91/EC		

