



27 The Timbers, Launton, OX26 5AL

Offers In Excess Of £588,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



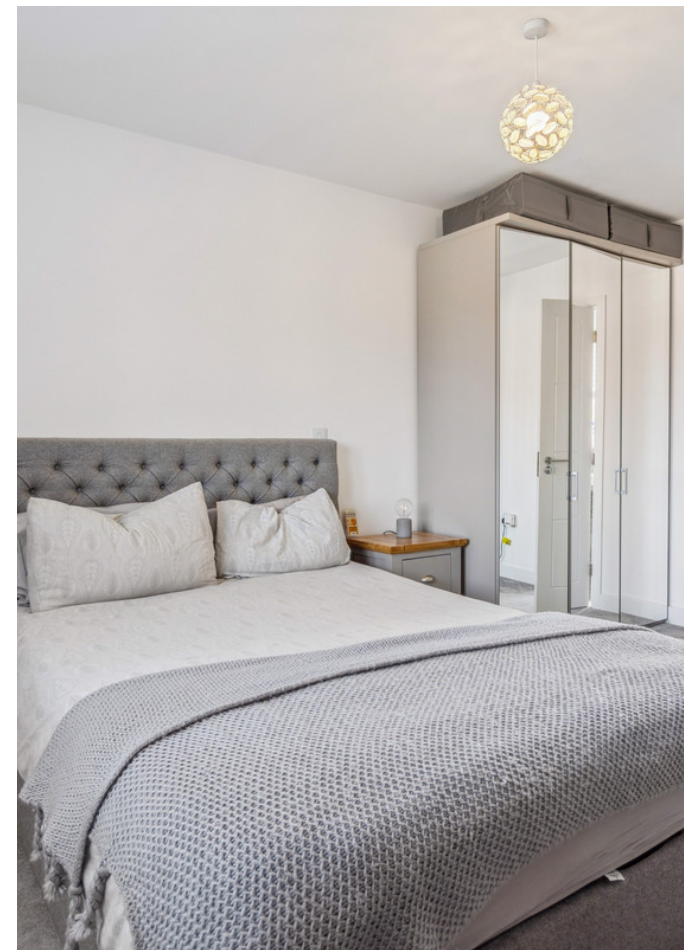
The Property

A spacious well presented four bedroom detached home, ideally located in this ever popular and sought after village close to the local shops and amenities.

The reception hall has the stairs and a cloakroom. The living room is dual aspect with French doors to the rear garden. The kitchen/dining room is fitted with a comprehensive range of wall and base units with integrated appliances also with French doors to the garden. Upstairs there are four double bedrooms with an ensuite to the master bedroom and a family bathroom. The front garden is flanked by the driveway with parking for 2-3 cars. The garage has storage to the front and the rear has been converted into a home office. The rear garden enjoys a good degree of privacy and has a patio and lawn enclosed predominantly by a wall.

The property is located in a quiet no through road, opposite a play area. It looks out over farmland and has easy access to a parade of local shops. Launton has an active community and a good range of facilities including; a primary school, two public houses, a general store/post office and public transport. The nearby town of Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities, clubs, associations, recreational and recruitment possibilities.





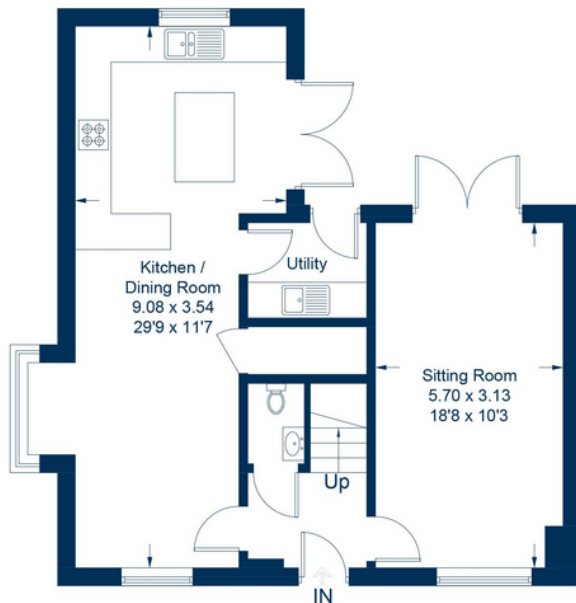
Key Features

- Four Bedrooms House in a Popular Village
- Sitting Room
- Open Plan Kitchen/Dining Room
- Utility Room.
- En suite, Family Bathroom and Cloakroom
- Enclosed Private Garden
- Home Office/Garage
- Parking
- Views to Playground and Countryside Beyond
- Council Tax: F

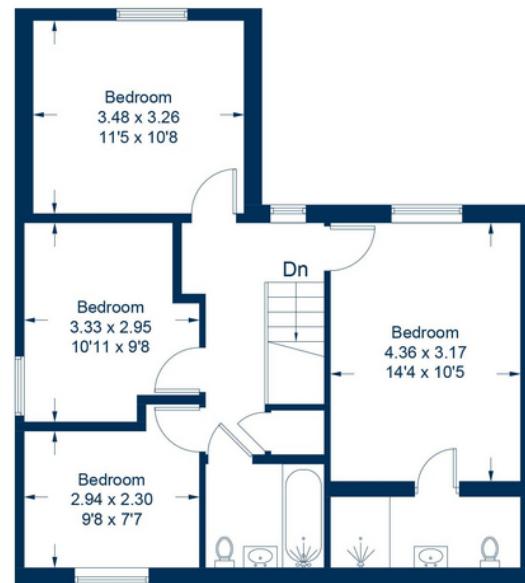
The Location

Communication links are excellent from Bicester with public transport to Oxford, Birmingham, Milton Keynes and Cambridge. Regular rail links to London Marylebone, Birmingham and Oxford. The A41 leads to Junction 9 of the M40 to London, Birmingham and the A34 to Oxford and the South.

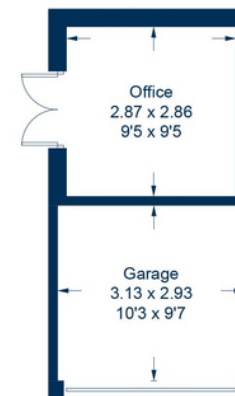
Approximate Gross Internal Area
 Ground Floor = 61.3 sq m / 660 sq ft
 First Floor = 60.5 sq m / 651 sq ft
 Garage & Office = 17.9 sq m / 193 sq ft
 Total = 139.7 sq m / 1504 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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