



Wetland Drive, Launton, OX26 5AN

Guide Price £725,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautiful stone built house, only two years old, in an exceptional edge of village location. No onward chain. This delightful and particularly spacious property has very well designed accommodation to include; a generous (25' x 12') sitting room, large study and a superb open plan kitchen/dining room with double doors to the rear garden. In addition on the ground floor, there is a utility room and a cloakroom. On the first floor all four bedrooms are doubles with two ensuites. There is a double garage, ample parking and a well proportioned rear garden.

### MATERIAL INFORMATION

The property is of traditional construction with stone elevations under a pitched roof. It was built in 2022. The property is connected to mains; electricity, water and drainage. Heating LPG gas fired boiler to radiators. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available. Mobile phone coverage - according to Ofcom - all listed mobile phone services are available from all providers with the exception of indoor data from 02 and Vodafone. Floodrisk - according to the government website - there is a low risk of flooding from either rivers or surface water. Local Authority: Cherwell District Council - F; EPC rating - C





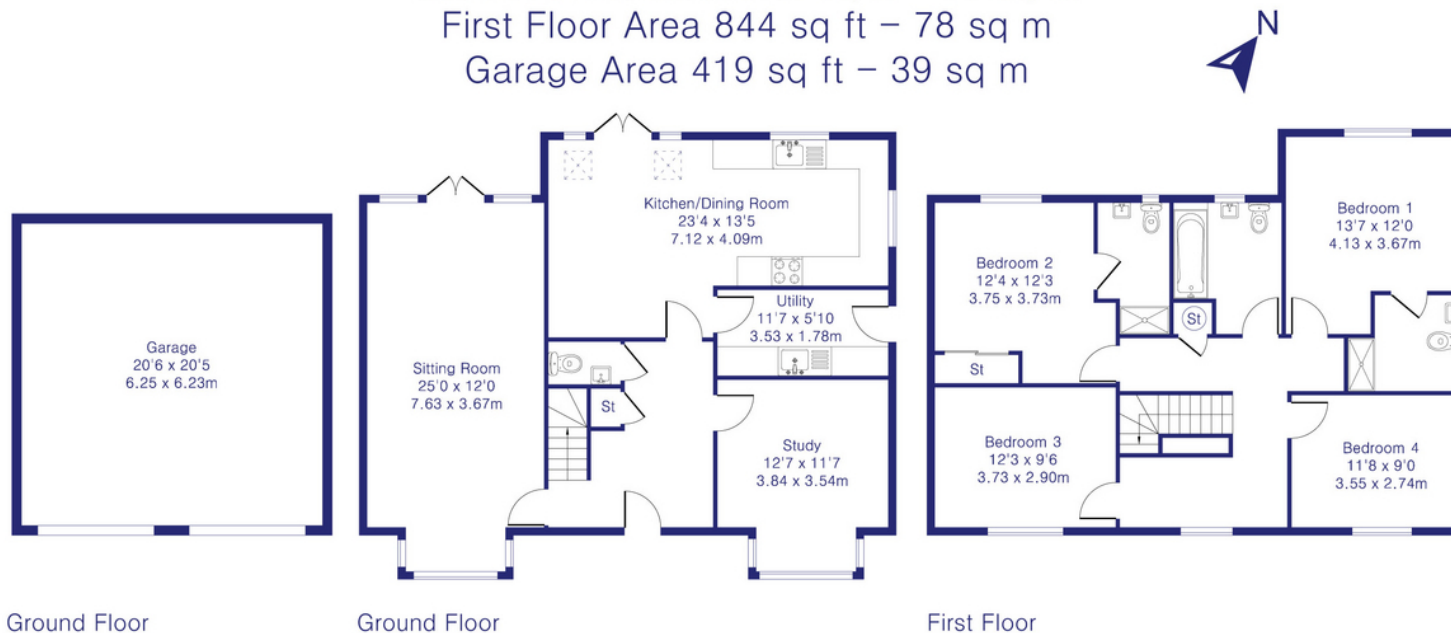
## Key Features

- A beautiful and particularly spacious four bedroom detached house
- Superb edge of village location in small close
- Exceptional open plan kitchen/dining room
- Large dual aspect sitting room
- Four large bedrooms
- Two ensembles and a family bathroom
- Only two years old
- Highly desirable village with amenities
- No onward chain
- See our website for up-to-date material information.

## The Location

Set in an enviable position on a small close, within a most attractive small development on the edge of Launton. Launton is one of the areas most desirable villages, with excellent local amenities to include; a well regarded primary school, a village store/post office, two public houses, sports fields and an active sports club. The village is only two miles distant from Bicester with its wider range of social recreational and shopping opportunities and the mainline stations.

Approximate Gross Internal Area 2183 sq ft – 202 sq m  
Ground Floor Area 920 sq ft – 85 sq m  
First Floor Area 844 sq ft – 78 sq m  
Garage Area 419 sq ft – 39 sq m



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