



Station Road, Launton, OX26 5DX

Guide Price £1,300,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A splendid individual detached natural stone house, in an enviable village location. This stunning and exquisitely finished contemporary property, offers spacious and well planned accommodation. There is an inviting entrance hall, a generous living room, two further reception rooms and a stunning kitchen/dining room. The kitchen/dining room is exceptional with the part vaulted ceiling and delightful views, over the back garden and to countryside. Additionally on the ground floor there is a cloakroom and a utility room. The upper floors house five generous bedrooms, with the master suite offering a large dressing room and luxurious bathroom/shower room. To the front of the property there is ample parking, to the rear a garden which is laid to lawn and in addition there is a well constructed two storey garage/out building providing excellent ancillary space.

### MATERIAL INFORMATION

Its a traditionally constructed house with stone elevations under a pitched and tiled roof. Built in 2012/2013. Mains electricity, drainage and water are connected. Heating via air source heat pump with underfloor heating to ground floor, upper floors having radiators.

Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Predicted mobile phone coverage - according to Ofcom - indoors all mobile phone providers are likely to have limited availability for voice and data, with the exception of 02 and Vodafone there is no coverage for data. Outdoors all service providers are likely to have availability for both voice and data.

Local Authority: Cherwell District Council - G. EPC - C







## Key Features

- Splendid individual detached house
- Envidable village location
- Exquisitely finished
- Three spacious reception rooms
- Exceptional open planned kitchen/dining room with vaulted ceiling to part
- Superb master bedroom suite with generous dressing room and luxurious bathroom/shower.
- Four further double bedrooms (one with ensuite)
- Two further bathrooms
- Village with excellent amenities
- Large two storey garage

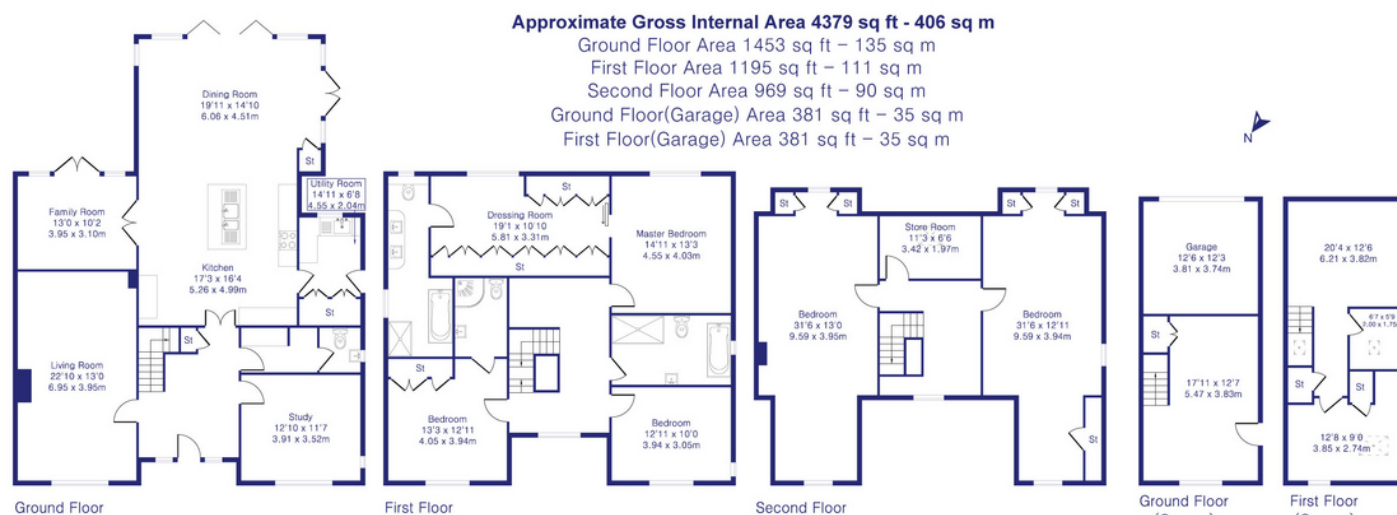




## The Location

Ideally situated in the popular and desirable village of Launton where there are many attractive properties. Launton has an usually good range of amenities including; primary school, two pubs, village store/post office, a social club and sports field. Bicester which provides for all everyday needs is only two miles distance. Bicester has two mainline railway stations, which between them provide services to Oxford, Birmingham and London Marylebone. Junctions 9 and 10 of the M40 are readily accessible.





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