



Station Road, Launton, OX26 5DS

Guide Price £750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming period former farmhouse, Grade II listed, situated in an attractive and highly desirable village. This delightful property offers spacious and well laid out accommodation which is full of character. Open fireplaces, exposed beams, wooden panelling and exposed stone walls combine beautifully. The ground floor has a super layout with a large entrance hall, attractive sitting room and a well proportioned dining room. Additionally on the ground floor there is a kitchen/breakfast room, garden room, utility and boiler room. The first floor accommodation is spacious with four bedrooms, the master of which is ensuite, a family bathroom and a study/store. As well as gardens to front and rear there is a substantial garage building with loft over and parking. Viewing highly recommended.

MATERIAL INFORMATION

A Grade II listed, natural stone period house of traditional constructions with later extensions. Mains; electricity, water and drainage are connected. Heating - oil fired boiler to radiators.

Broadband - according to Ofcom - standard and superfast broadband are availability. Ultrafast is not.

Predicted Mobile Phone availability - according to Ofcom - indoors all service providers are predicted to have limited availability for both voice and data, with the exception of Vodafone who do not have availability for data indoors. Outdoors - all service providers are likely to have availability for both voice and data.

Right of access - runs on the strip of land (16ft wide) along the south eastern boundary to the land at the north-east of the property.

Local Authority: Cherwell District Council - F.





Key Features

- Delightful four bedroom detached former farmhouse
- Interesting character throughout
- Two beautiful reception rooms
- Spacious kitchen/breakfast room
- Four well-proportioned bedrooms including master with ensuite
- Additional store/study
- Gardens to both front and rear
- Parking and substantial garage/outbuilding with first floor
- Lovely village with excellent amenities
- See our website for up-to-date material information.



The Location

Pleasantly situated in the popular and desirable village of Launton. Launton has an unusually 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.



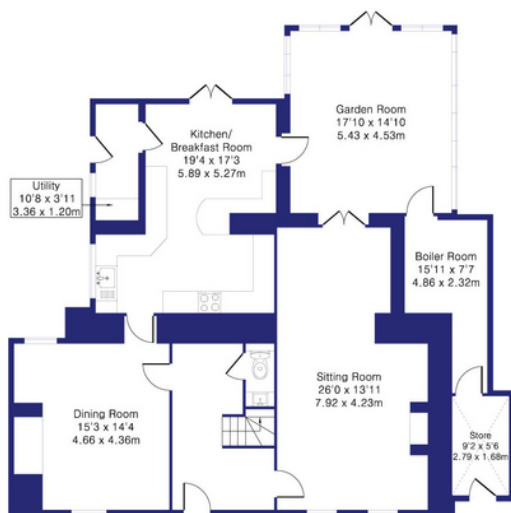
Approximate Gross Internal Area 3744 sq ft - 348 sq m

Ground Floor Area 1546 sq ft – 144 sq m

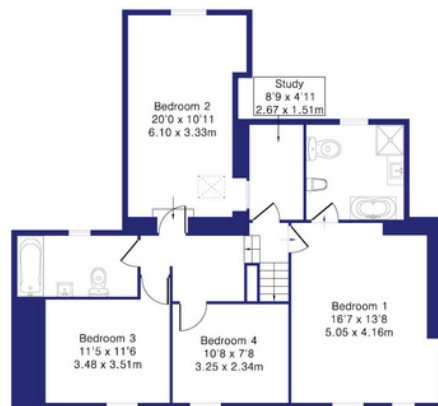
First Floor Area 966 sq ft – 90 sq m

Garage Ground Floor Area 657 sq ft – 61 sq m

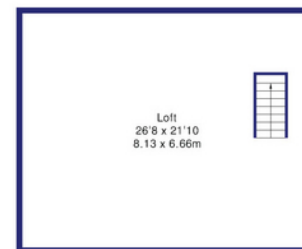
Garage First Floor Area 575 sq ft – 53 sq m



Ground Floor



First Floor



Garage First Floor



Garage Ground Floor

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