



Pioneer Way, Kingsmere

Bicester - **£475,000**



Pioneer Way

Kingsmere, Bicester



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On Kingsmere a lovely semi-detached 4-bedroom, chain free townhouse.

Nestled in the desirable Kingsmere Estate, this well presented 4-bedroom semi-detached townhouse offers the perfect blend of modern living and space, making it an ideal home for a growing family. This property is offered without an onward chain.

Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the home.

To your left, a charming family room with a bay window overlooks the front, creating a bright and airy living space. To the rear, the heart of the home is a contemporary kitchen/diner, complete with a gas hob, integrated oven, and fridge freezer. A backdoor opens out to the private garden, and a cloakroom is also located on this floor.

On the first floor, you'll find a spacious sitting room boasting dual aspect views, providing an abundance of natural light. The master suite on this level is a true retreat, featuring a wardrobe dressing area, an en-suite shower room, and a Juliette balcony. A second bedroom is also located on this floor.

The top floor offers two further generously sized double bedrooms, one of which benefits from its own en-suite, alongside a well-appointed family bathroom.



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The outside space is perfect for family living, with a private walled garden that includes a patio area for entertaining and a lawn for children to play. There is side access leading to a garage and additional tandem parking for two cars.

Located on the renowned Kingsmere Estate, this property offers an outstanding opportunity for families seeking a modern lifestyle in a vibrant community. With both primary and secondary schools close by, it provides the perfect combination of convenience for those seeking to settle in a well-connected area. Bicester Village Designer Outlet, is just a short distance away, making retail therapy and dining easily accessible. For commuters, the property is ideally positioned with excellent transport links, offering quick access to the M40 and nearby train stations, providing seamless connections to major cities including London, Birmingham, and Oxford.

Don't miss out on this rare opportunity to secure a property with no chain. Contact us today to arrange a viewing and take the first step towards making this exceptional property your new home.

Key Information:

Tenure: Freehold

Council Tax Band: E

EPC Grade: B

Central Heating: Gas

Price: £475,000

Flood Risk: Surface water High

Electricity & Gas: Mains

Current Broadband: BT Openreach (not connected)

Broadband Estimated Speeds: Standard 7mbps,

Superfast 80mbps, Ultrafast 8000mbps

Broadband: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Links:

<https://planningregister.cherwell.gov.uk/>

Mobile: O2, 3(Three) Vodafone all good, EE poor

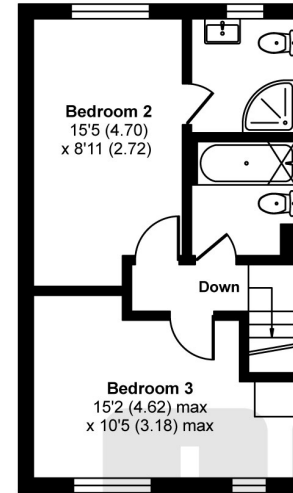
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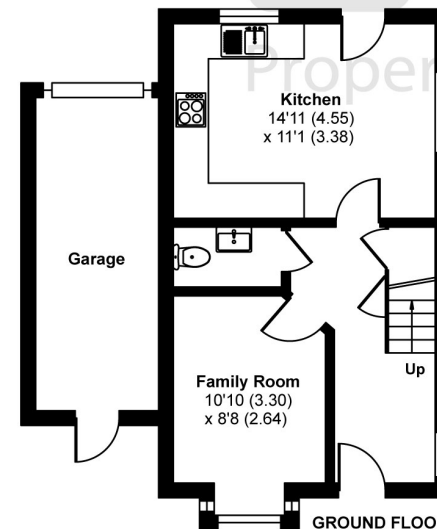


Pioneer Way, Bicester, OX26

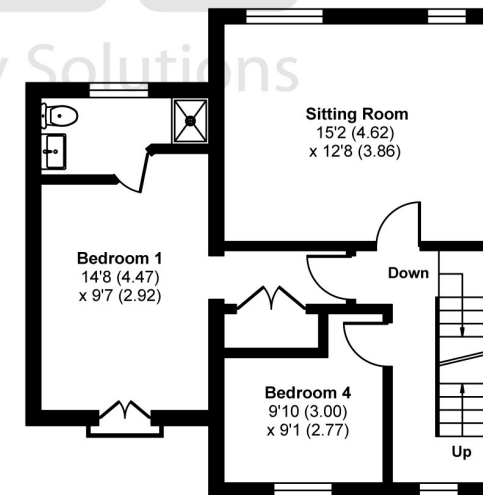
Approximate Area = 1364 sq ft / 127 sq m (excludes garage)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2022. Produced for IMS Property Solutions. REF: 864447

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Bicester: 18 Kings End Road, Bicester, OX26 2AA

London: 33 Foley Street, Fitzrovia, W1W 7TL

Oxford: 267 Banbury Road, Oxford, OX2 7HT

T: 01869 248339

E: info@imspropertygroup.co.uk

www.imspropertygroup.co.uk

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

