



Haricot Vale, Elmsbrook

Bicester - **£620,000**



Haricot Vale

Elmsbrook, Bicester



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A beautiful family home with 5 bedrooms located on Elmsbrook Eco Town.

IMS are pleased to bring to market this stunning five-bedroom detached property, located in the highly sought after eco-town of Elmsbrook, on the outskirts of Bicester. Designed with eco conscious living in mind, this home offers a blend of contemporary style and sustainable features such as solar heating, rain harvesting and triple glazing.

The entrance hall leads into a bright, spacious living room, with the open plan design leading into the kitchen, with a dividing feature wall separating the two areas. The well-equipped kitchen is complete with integrated appliances and French doors opening onto the garden. The good-sized garden is laid mainly to lawn with a large stone patio, and a further spot at the bottom of the garden with a gazebo, both ideal for outdoor entertaining.

Heading back indoors, a study and cloakroom/utility complete the downstairs accommodation. The garage is also accessible from this area of the house.

Upstairs, there are 5 double bedrooms, with the master bedroom featuring a dressing area with mirrored fitted wardrobes and a modern en-suite. The family bathroom comprises of bath with shower above, sink and wc.

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Elmsbrook is an award-winning eco-town on the outskirts of Bicester, situated amongst the Oxfordshire countryside. This development is known for its quality builds, eco design and features, and investment in green spaces, making this a fantastic place to live. Local amenities include a nursery and primary school, and the nearby Eco Business centre offers modern workspaces. The market town of Bicester offers a variety of shop, cafes and restaurants, a cinema and sports facilities, as well as the luxury retail outlet Bicester Village. With great road and rail links you have the M40, A34 and A41 all within easy reach and Bicester Village train station travelling to Oxford and London Marylebone, and Bicester North station to Birmingham and London Marylebone.

Situated in a quiet cul-de-sac, this family home offers spacious accommodation, finished to a high specification and decorated in neutral tones. From integrated appliances, stunning interiors, private garden and a single garage with driveway parking for two additional cars, this property is not to be missed. Don't let this unique chance slip away to secure a property with no chain, contact us today to arrange a viewing.

Key Information:

Asking price: 620,000

Tenure: freehold

Annual service charge (maintenance of common areas): £604.56

Council Tax band: G

EPC grade: A

Heating: electric heat pump system (tied to SSE)

Utilities: mains water and drainage

Mobile coverage & estimated broadband speeds:

check <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Single broadband provider: Pure Fibre

Flood risk: rivers and seas no risk, surface water low risk

Any planning applications: see <https://planningregister.cherwell.gov.uk/>

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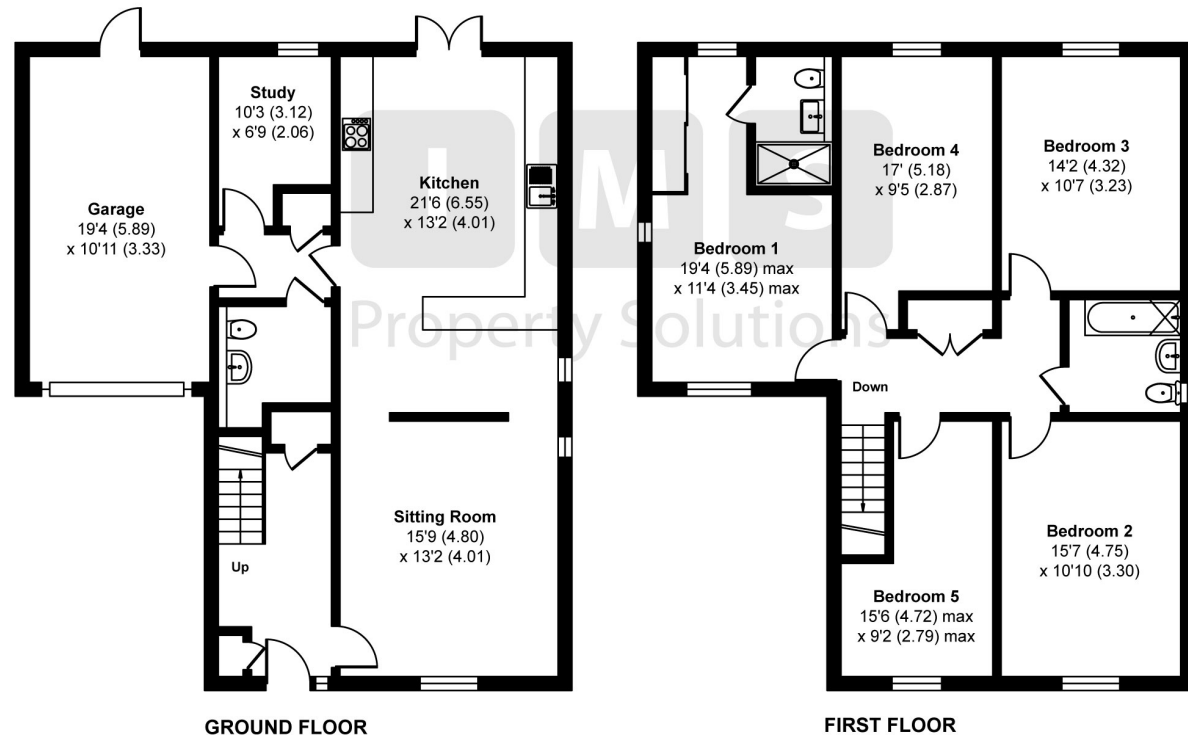




Haricot Vale Road, Bicester, OX27

Approximate Area = 1974 sq ft / 183 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for IMS Property Solutions. REF: 792783

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/fitings 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.



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