



22 Sycamore Road, Launton

Bicester



Fixed Price £425,000



22 Sycamore Road

Launton, Bicester

Charming 3-Bedroom Family Home in the Heart of Launton Village

IMS are delighted to present this beautifully proportioned **three-bedroom semi-detached home**, nestled in the sought-after and picturesque village of **Launton**. Offering the perfect blend of rural tranquillity and modern family living, this inviting home is ideal for growing families or those seeking a peaceful lifestyle with excellent community spirit.

Step inside and you'll immediately feel the warmth and character this home exudes. The **separate lounge** is a true haven for cosy evenings, complete with a charming **log burner** – perfect for creating a warm, welcoming atmosphere during those colder months. Whether you're relaxing with the family or entertaining guests, this is a space to truly unwind.



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The heart of the home is the **spacious open-plan kitchen and dining area**, flooded with natural light from the large windows and glazed door that opens directly onto the rear garden. This thoughtfully designed space is perfect for everyday family life and weekend entertaining, offering ample room for cooking & dining.

A **convenient ground-floor WC** adds to the practicality of the home, especially for busy households.

Upstairs, the property boasts **three well-proportioned bedrooms**. The **master bedroom** benefits from built-in wardrobes, providing excellent storage while maintaining a calm and clutter-free space. The **family bathroom** features a modern **three-piece suite** with an **overhead shower**, ideal for both quick morning routines and relaxed evening soaks.

Outside, the home continues to impress. The **private, enclosed rear garden** offers a safe and secure space for children to play or for hosting summer BBQs, and it provides a wonderful spot for gardening enthusiasts to enjoy.





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Situated in the heart of **Launton**, a charming Oxfordshire village known for its strong sense of community, scenic walks, and easy access to local amenities. Families will appreciate the nearby **well-regarded primary school**, friendly village pub, and close proximity to **Bicester** for further shopping, dining, and transport links – including **Bicester Village** and **London-bound rail services**.

This home truly offers the best of both worlds – a peaceful village lifestyle with everything you need just a short distance away.

Key Information:

Price - £425,000

EPC grade:

Council tax band: D

Central heating: Oil

Parking: Driveway For up to 4 cars

Utilities: Oil, electricity, water and drainage

Construction: Standard

Estimated broadband speeds: Standard 3mpbs / Superfast 40mpbs/

Ultrafast 1800mpbs

Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Flood risk: Surface water Very low

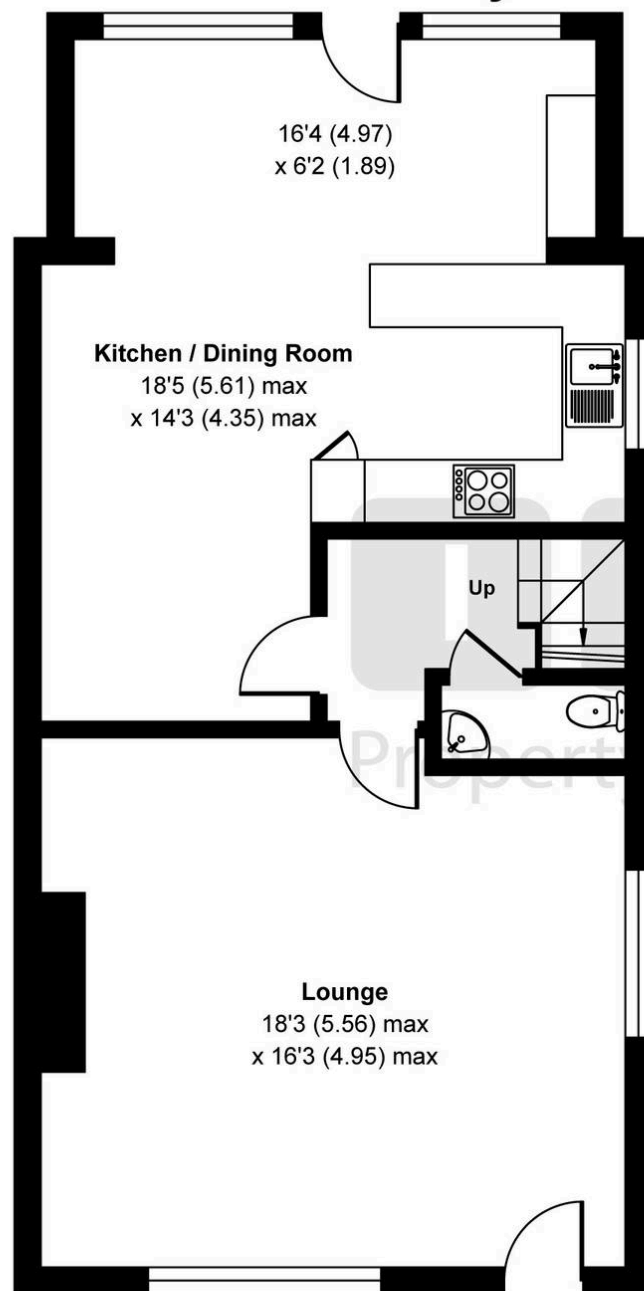
Sycamore Road, Launton, Bicester, OX26

Approximate Area = 1114 sq ft / 103.4 sq m

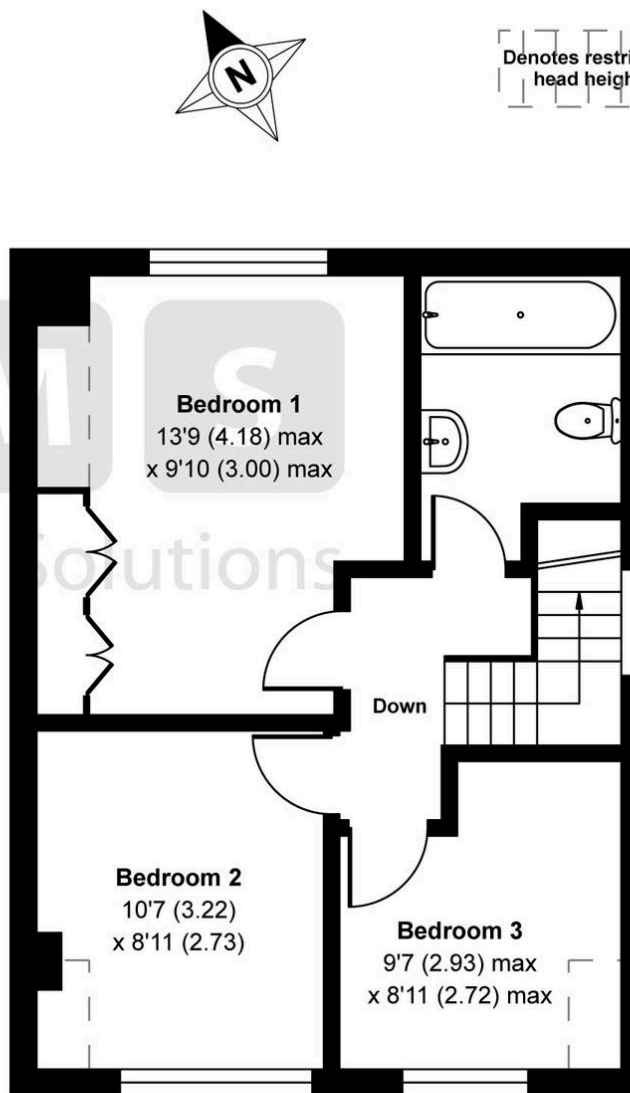
Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 1137 sq ft / 105.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Denotes restricted
head height





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