



Ashbrook, Wendlebury

Bicester

IMS

Fixed Price £625,000



Ashbrook

Wendlebury, Bicester

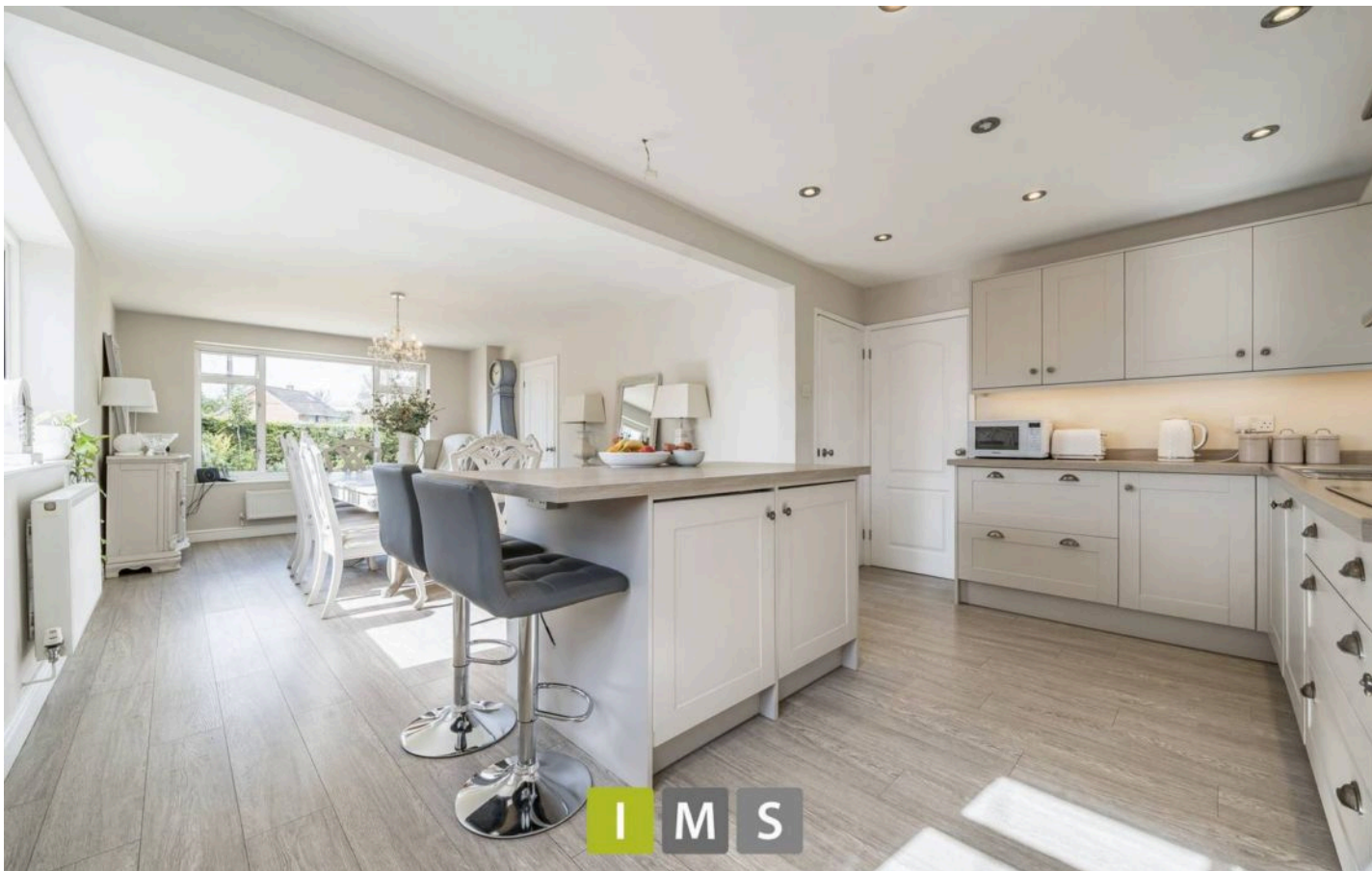
Charming Four-Bedroom Stone-Built Detached Home in the Heart of Wendlebury

IMS are delighted to present this beautifully maintained **four-bedroom detached stone-built home**, ideally situated in the picturesque and highly sought-after village of **Wendlebury**. Combining timeless character with thoughtful modern touches, this spacious property is perfect for families seeking countryside charm without compromising on convenience.

Set back from the road, the home sits behind a generous **gravel driveway** that offers **ample off-road parking**, along with a **detached single garage**—ideal for additional storage or secure vehicle space. The home's traditional stone exterior create a welcoming first impression.

Upon entering, you're greeted by a spacious and light-filled **entrance hall**, laid with attractive **parquet flooring** that adds warmth and character. The hallway leads to a **ground floor WC**, and offers seamless access to the principal living areas, setting the tone for the well-balanced layout throughout





Ashbrook

Wendlebury, Bicester

At the heart of the home is a stunning **dual-aspect kitchen/dining room**, thoughtfully designed to maximise light and space. This bright and sociable area features **laminate flooring, integrated appliances** including **fridges cleverly tucked beneath the kitchen island**, a **dishwasher**, and a **double oven**—all blending form and function. With generous room for a large dining table and casual seating, it's the perfect setting for family mealtimes or entertaining. A **separate utility room** sits just off the kitchen, offering a practical space for laundry and additional storage, helping to keep the main living area uncluttered and efficient.

The **lounge** is an inviting and versatile room, again featuring **original parquet flooring** and a striking **working open coal fireplace**, which creates a cosy atmosphere during cooler months. From here, a **conservatory** that floods with natural light and offers **panoramic views of the rear garden**. This space serves as a peaceful retreat, ideal for relaxing with a book, enjoying morning coffee, or hosting guests. **French doors** from the conservatory lead directly into the garden, extending your living space outdoors.





Ashbrook

Wendlebury, Bicester

The **rear garden** is a standout feature of the property. Exceptionally private and backing onto **open countryside**, it offers a rare sense of seclusion and serenity. A manicured **lawn**, **mature planting**, and a dedicated **vegetable garden** make this outdoor space both beautiful and functional—perfect for gardening enthusiasts, families with children, or anyone who appreciates nature and tranquillity.

Upstairs, the first floor boasts **four generous double bedrooms**, three of which include **built-in wardrobes**, providing excellent storage. Each bedroom benefits from natural light and well-proportioned dimensions. They are served by a **modern, tastefully finished family bathroom**, featuring high-quality fittings and a clean, contemporary design.



Ashbrook

Wendlebury, Bicester

Located in the heart of Wendlebury, this property enjoys the charm and peace of village life while remaining just minutes from **Bicester**, with its wide range of amenities including **Bicester Village**, supermarkets, restaurants, and excellent **transport links** via **mainline train stations** and **motorways** connecting to **Oxford, London, and Birmingham**. The village itself offers a warm community feel, a well-regarded **local pub**, and access to beautiful **countryside walks**—ideal for those seeking a slower pace of life with all the benefits of nearby urban convenience.

Key Information:

Price - £625,000

EPC grade:

Council tax band: E

Central heating: Oil

Parking: Single Garage & gravel drive

Utilities: electric, water and drainage

Construction: Stone

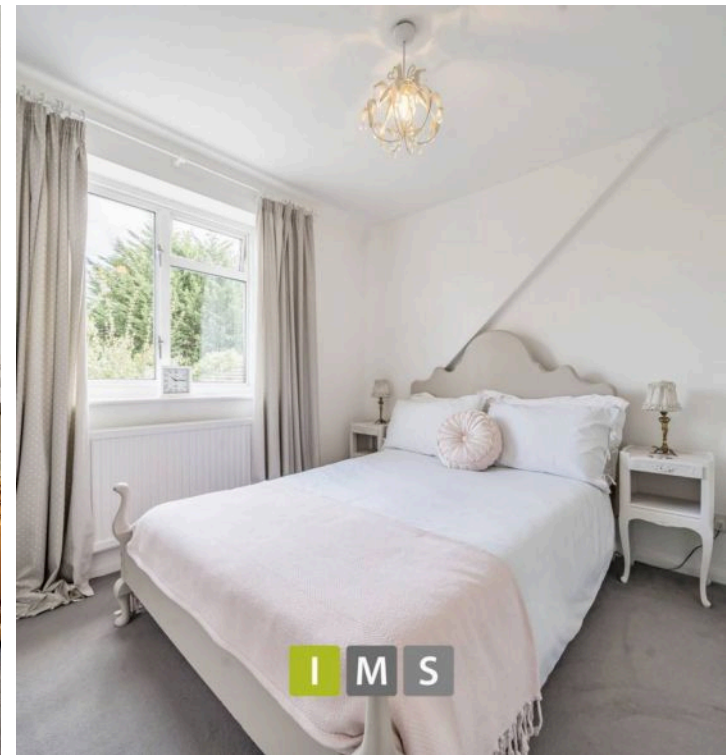
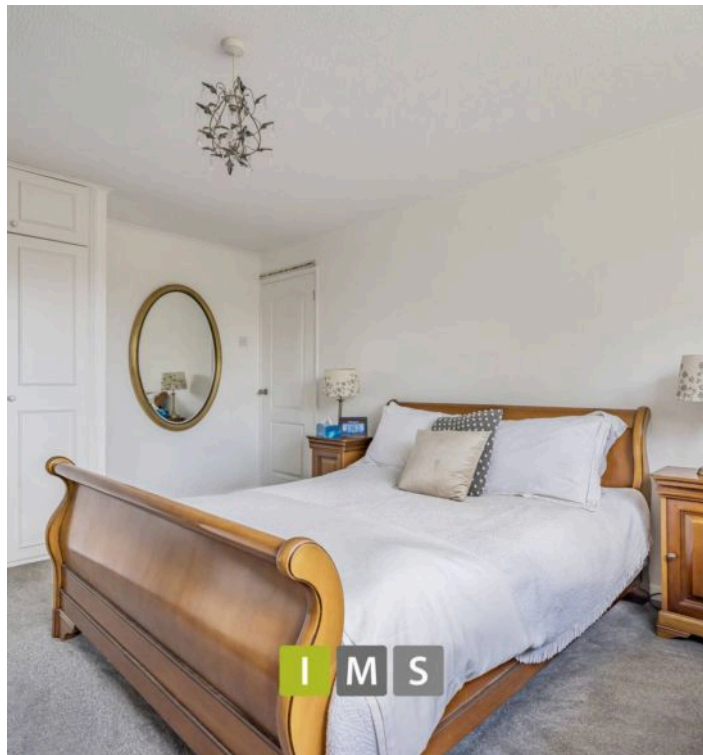
Estimated broadband speeds: Standard 7mpbs /

Superfast 80mpbs/ Ultrafast 330mpbs

Mobile signal: check

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

Flood risk: Surface water Very low





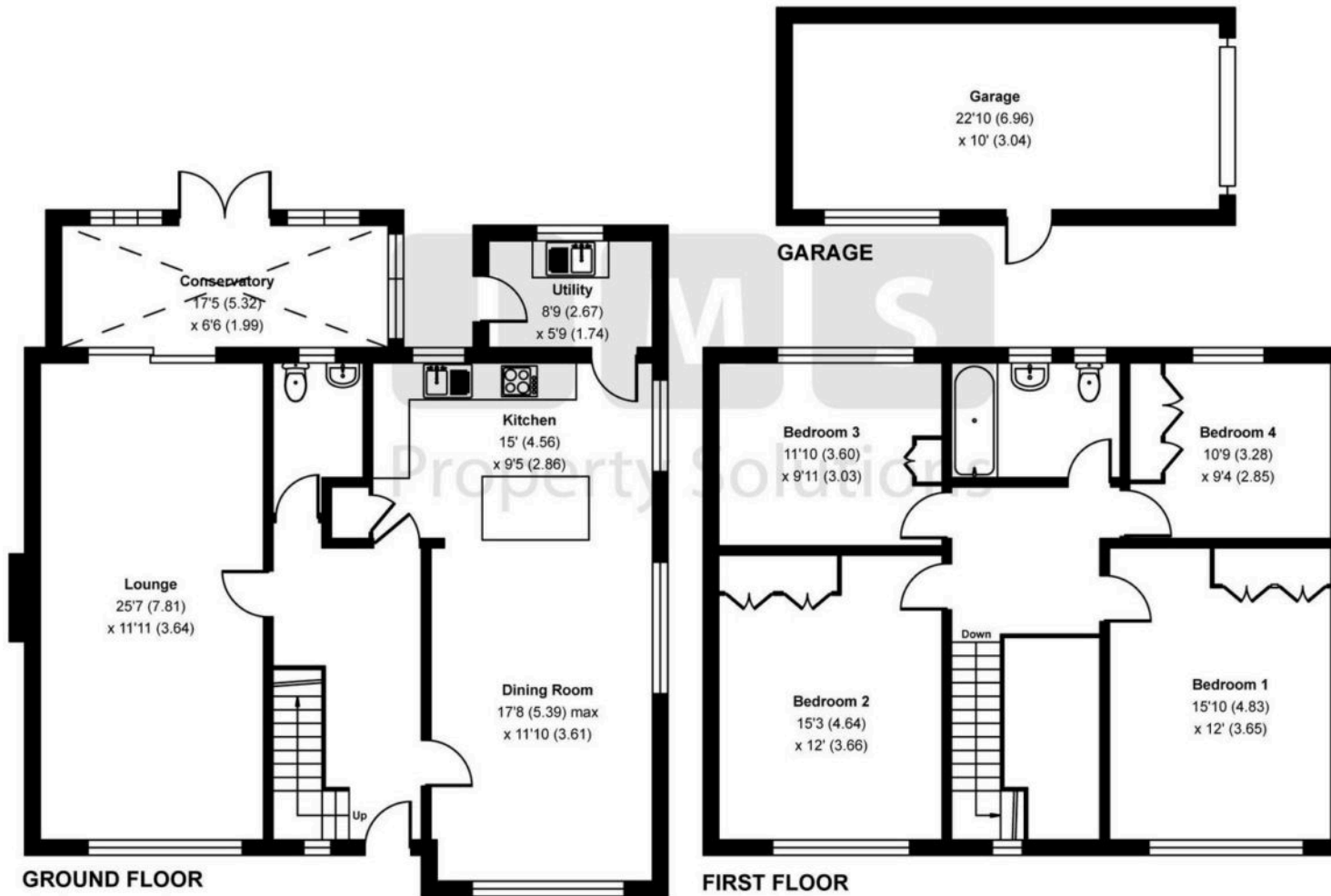
Ashbrook, Wendlebury, Bicester, OX25

Approximate Area = 1818 sq ft / 168.8 sq m

Garage = 228 sq ft / 21.1 sq m

Total = 2046 sq ft / 189.9 sq m

For identification only - Not to scale





IMS Property Group

I M S Property Group, 18 Kings End - OX26 2AA

01869 248339

sales@imspropertygroup.co.uk

imspropertygroup.co.uk