



Primrose Drive, Bicester OX26 3WP  
£775,000 Freehold

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EXCLUSIVE







# Primrose Drive, Bicester OX26 3WP

This stunning four bedroom detached house lies at the end of a select close, adjacent to the Bure Park nature reserve. The current owners have tastefully improved the property throughout to a very high standard.

The accommodation comprises of a spacious hallway with Signature Amtico flooring, large study, refitted cloakroom and utility room, kitchen with double Neff oven, built in microwave, warming drawer, large induction hob, quartz worktops, integrated dishwasher, carousel corner units, Worcester boiler and a water softener. The dining room has an impressive bow window overlooking the garden. The sizeable living room is dual aspect, with a feature limestone fireplace and patio doors leading to the south east facing garden beneath a remote controlled awning.

On the first floor there are four well-proportioned bedrooms with built in wardrobes. The main bedroom has the benefit of a large en-suite bathroom with suite and walk in wardrobe/dressing area. The bathroom has a bath with separate shower cubicle and heated towel rail. The cloakroom, bathroom and en-suite have all been refitted with high quality Duravit suites.

The beautifully landscaped garden to the side and rear of the property is south-west facing, with new fencing and a water feature. There is side access to the detached double garage, with a driveway providing ample parking for four cars.

Bure Park offers primary and nursery schools, a parade of shops and a pub. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible and the two mainline railway stations, provide services to London Marylebone, Oxford and Birmingham.













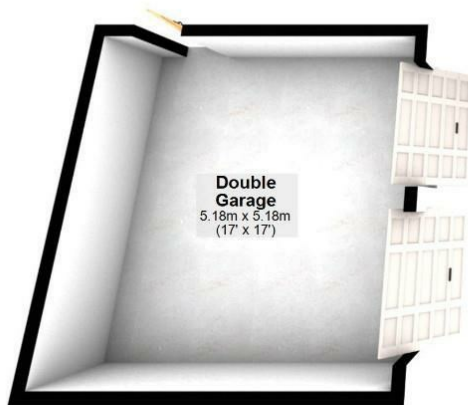
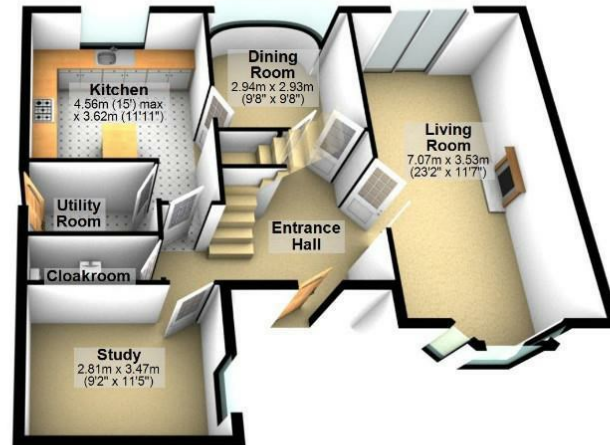


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



### Ground Floor

Approx. 105.1 sq. metres (1130.9 sq. feet)



### First Floor

Approx. 67.7 sq. metres (728.7 sq. feet)



Total area: approx. 172.8 sq. metres (1859.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	71	74
EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bicester -  
01869 321999 <https://www.hunters.com>

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