

WEST END  
LAUNTON

# 40 West End, Launton

Bicester, OX26 5DG

A delightful, detached period cottage arranged over three floors with a south-facing garden and garage, set in a desirable North Oxfordshire village.

The property enjoys a secluded position. Double gates open to a driveway with space for several cars and a garage.

The standout feature is the impressive 27'3 living room, surrounded by exposed stone walls with appealing beams spanning the full length and a charming Inglenook fireplace.

The spacious dining room with two windows overlooking the garden and the modern kitchen is fitted with floor and eye-level units, space for appliances and a small breakfast bar.

An attractive spiral staircase from the living room leads to the generous landing on the first. Conveniently there is also a good-sized storage cupboard. The main bedroom with views of the garden comes with a fitted wardrobe and ensuite shower room. There are two further bedrooms on the second floor, both with exposed beams and storage cupboards.

**Price In Excess of: £515,000**

 3

 2

 2



South Facing

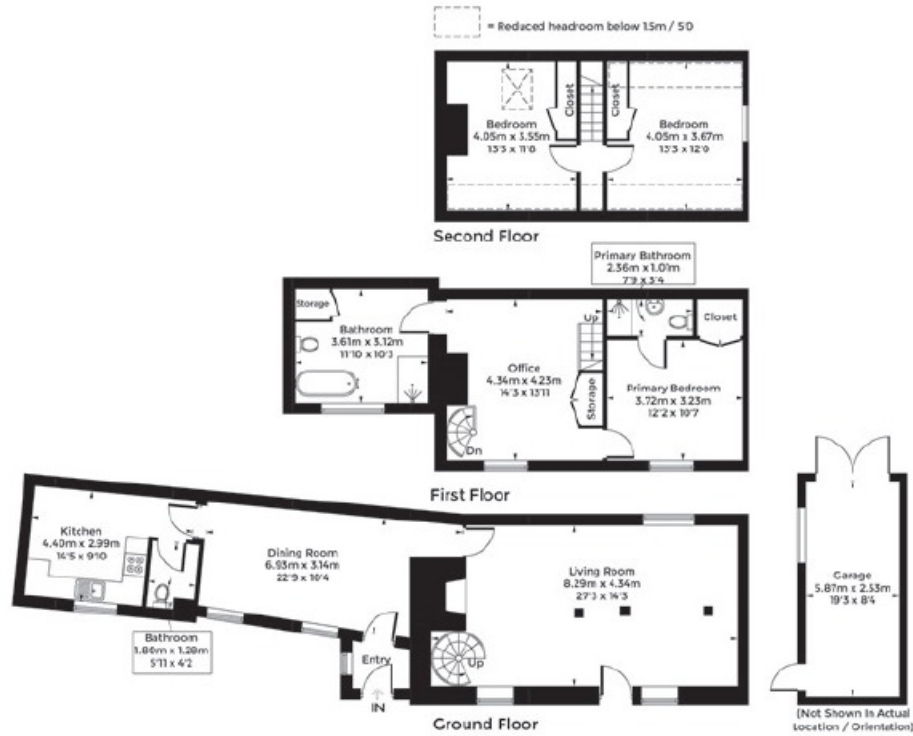








Approximate Gross Internal Area = 150.6 sq m / 1621 sq ft  
 Garage = 14.9 sq m / 160 sq ft  
 Total = 165.5 sq m / 1781 sq ft



**Council Tax:**  
Band E

**Parking**  
Garage and driveway parking

**Local Authority**  
Cherwell District Council

LABURNUM COTTAGE  
40 WEST END  
LAUNTON  
OX26 5DG

Energy rating

**F**

Valid until

**8 October 2030**

Certificate number

**4410-2020-0109-0858-2206**

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

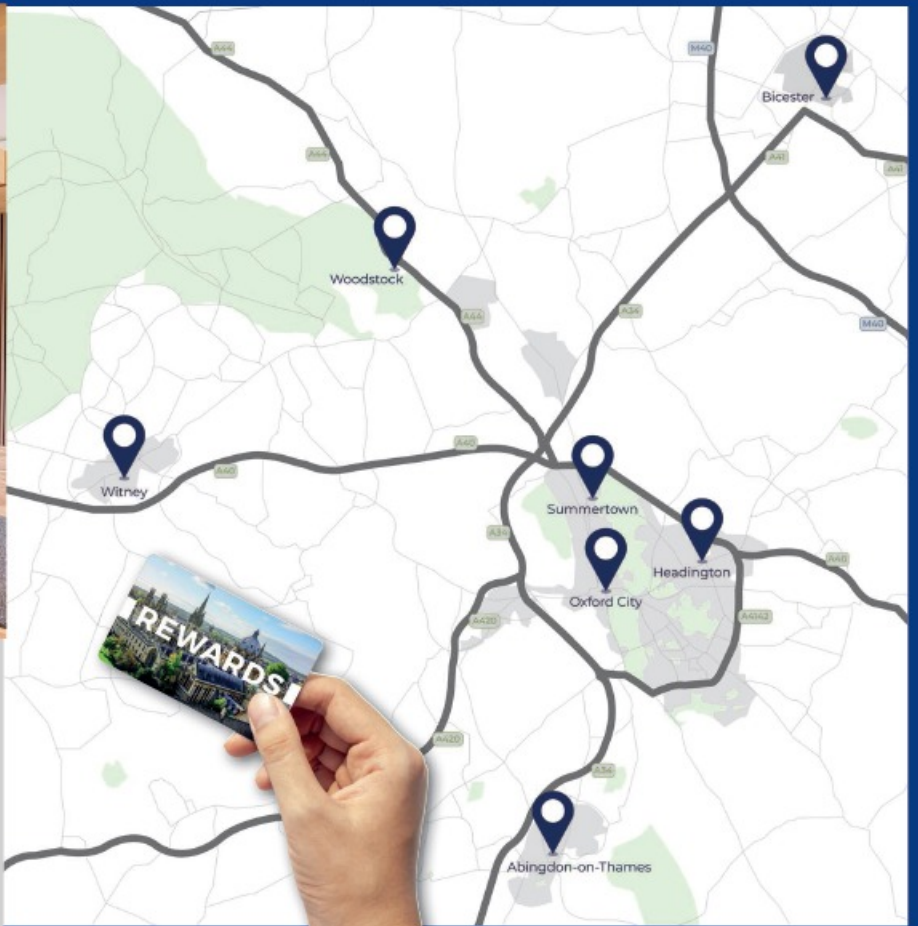


# “Location Comments”

*Launton is one of the areas most sought-after villages, with excellent local amenities to including a well-regarded primary school, a village store/post office, two pubs, Parish Hall and church. The Sports and Social Club provides the home pitch for Launton Football Club, plus a tennis court and small children's play area. The village has woods on your Doorstep at Island Pond Wood, managed by The Woodland Trust. The village is only two miles from Bicester with its wider range of social recreational and shopping opportunities and the mainline stations.*







## Our network of offices across Oxfordshire

Every office has access to every buyer registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

### Bicester Sales & Lettings

30 Market Square  
Bicester  
Oxfordshire  
OX26 6AG

t: 01869 242423  
e: bicester@breckon.co.uk



FROM LEFT:  
Ken Cunhao Lin, Maxine Reynolds,  
Laura Conaty

## BRECKON REWARDS

Scan to find out more!



naea  
propertymark

PROTECTED

### Summertown

t: 01865 310300 (sales)  
t: 01865 201111 (letting)  
e: summertown@breckon.co.uk

### Oxford City Centre

t: 01865 244735 (sales)  
t: 01865 201111 (letting)  
e: post@breckon.co.uk

### Headington

t: 01865 750200 (sales)  
t: 01865 763999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550550 (sales)  
t: 01235 554040 (letting)  
e: abingdon@breckon.co.uk

### Woodstock

t: 01993 811881 (sales)  
t: 01993 810100 (letting)  
e: woodstock@breckon.co.uk

### Witney

t: 01993 776775 (sales)  
t: 01993 899972 (letting)  
e: witney@breckon.co.uk

### New Homes

t: 01865 261222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 201111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310300  
e: creative@breckon.co.uk

Breckon & Breckon

est. 1947