

12 ALMOND ROAD

BICESTER

12 Almond Road

Bicester

This impressive family home is set on a generous, secluded plot within walking distance of Bicester town centre. Originally built by a local builder as his own residence, it offers spacious and well-planned accommodation, ideal for family living.

The ground floor includes a light-filled south-facing conservatory, linked living and dining rooms, a stylish kitchen with oak herringbone flooring, a study, cloakroom, and utility room. Upstairs are four good-sized bedrooms, including a main suite with en-suite and a modern family bathroom.

Outside, the beautifully landscaped garden features a heated swimming pool, patio, pond, vegetable planters, and a small orchard with summer house.

A detached double garage includes a self-contained annexe above, currently let for additional income. The home benefits from recent energy upgrades including an air source heat pump (EPC B), and has planning permission for a single-storey extension. Excellent local amenities, schools, and rail links to London and Birmingham are nearby.



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4



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Large plot

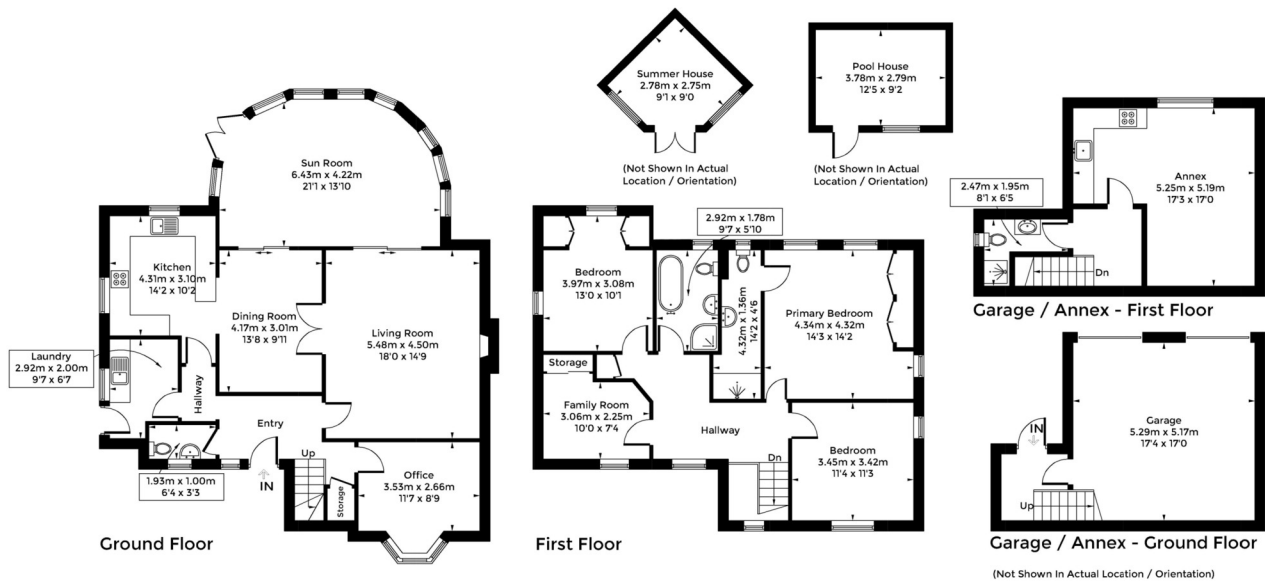
GUIDE PRICE

£800,000





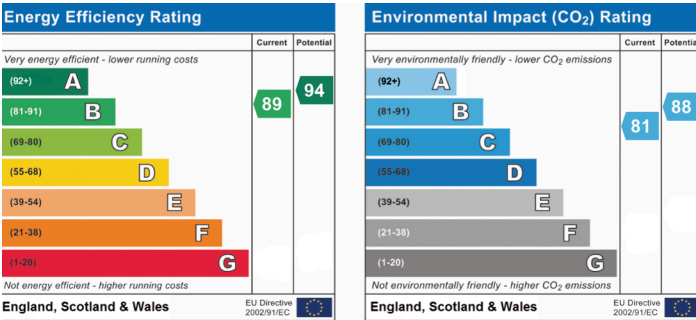
Approximate Gross Internal Area = 181.7 sq m / 1956 sq ft
Outbuildings = 82.2 sq m / 858 sq ft
Total = 263.9 sq m / 2841 sq ft



Council Tax:
Band F

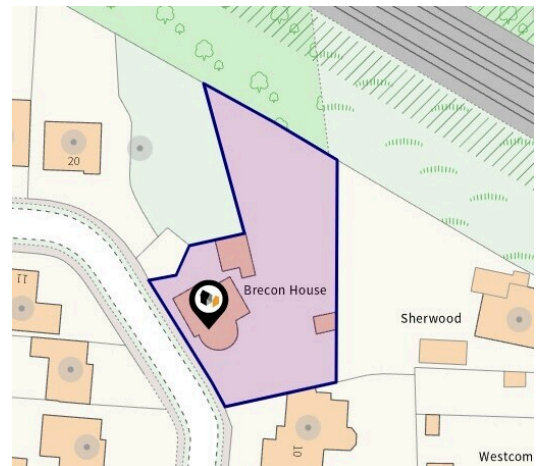
Parking:
Driveway parking & Double garage

Local Authority:
Cherwell District Council



LOCATION COMMENT

Bicester town centre offers a great choice of restaurants, a Cinema and Sainsbury's supermarket. Internationally acclaimed Bicester Village designer outlet, and Bicester Shopping Park including an M&S Food Hall, and David Lloyd health club can all be found on the edge of the town. Bicester conveniently has two train stations. Bicester North (0.5 miles away) offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Village train station (1 mile away) offers service to Oxford and to London Marylebone.



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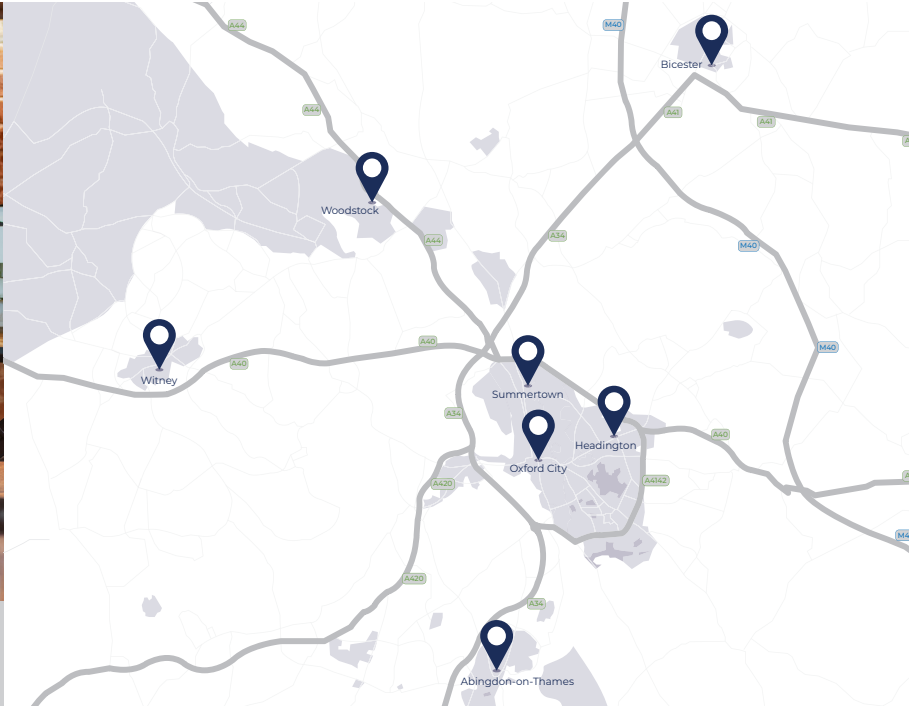
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