



**Connells**

Pioneer Way  
Bicester



### Property Description

This incredible 4-bedroom townhouse combines modern living with ample space and convenience. The ground floor features a generous entrance hall and study area, an open-plan kitchen diner, complete with double doors leading to the south facing garden. The kitchen boasts integrated appliances such as an oven, hob, extractor fan and fridge freezer, with space for washing machine and a dishwasher.

The first floor offers two well-proportioned bedrooms, a large living room, and a modern bathroom, providing a comfortable and stylish living space.

On the top floor, you'll find two spacious bedrooms, each with access to a sleek Jack and Jill en-suite, ensuring added privacy and convenience.

Additionally, this home comes with a garage and parking space, providing practical solutions for your vehicle needs. Located in close proximity to local schools and shops, and approximately 1 mile from Bicester Village train station, this townhouse is ideally situated for families and commuters alike. Experience the perfect blend of modern design and practicality in this beautiful home.



### Entrance Hall / Study Area

12' x 7' 2" ( 3.66m x 2.18m )

### Cloakroom

### Kitchen Diner

### Kitchen Area

9' 4" x 8' 2" ( 2.84m x 2.49m )

### Dining Area

15' 3" x 13' 5" ( 4.65m x 4.09m )

### Living Room (1st Floor)

15' 2" x 9' 7" ( 4.62m x 2.92m )

### Bedroom One (2nd Floor)

12' 8" x 9' 7" ( 3.86m x 2.92m )

### Bedroom Two

15' 2" Max x 8' 11" ( 4.62m Max x 2.72m )

### En-suite Bathroom (2nd Floor)

### Bedroom Three (1st Floor)

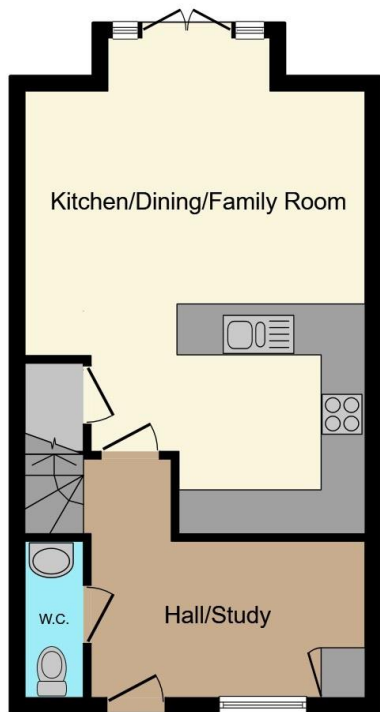
10' 8" x 8' 4" ( 3.25m x 2.54m )

### Bedroom Four (1st Floor)

7' x 6' 7" ( 2.13m x 2.01m )

### Family Bathroom (1st Floor)

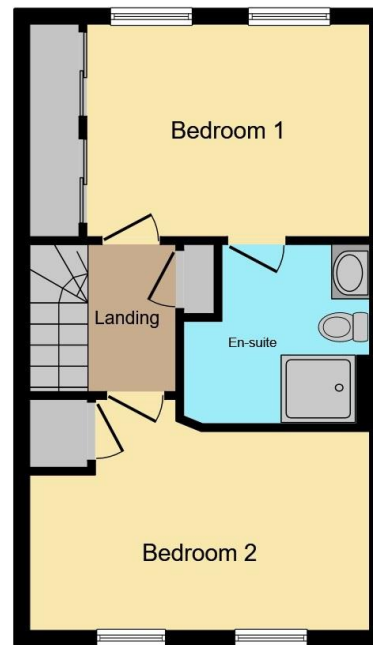




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

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Tenure: Freehold



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