



Connells

West Combe, Banbury Road
Bicester



Property Description

This delightful four-bedroom detached home, believed to date back to the 1940s, exudes character and charm while offering versatile living spaces and beautifully maintained gardens. Ideal for families seeking a distinctive property with period features, this home blends timeless appeal with modern convenience.

The ground floor welcomes you with a spacious living diner, perfect for entertaining or relaxing. An additional dining room/multiuse space features a charming fireplace, adding warmth and character to the room. The kitchen, true to the home's era, enjoys a picturesque outlook over the rear garden, A convenient cloakroom completes the ground floor layout.

Upstairs, the home features four bedrooms, each with low-level windows that enhance the character of the spaces while inviting in natural light. The accommodation is serviced by a family bathroom and a separate W.C.

The outdoor space is a standout feature of this home. The mature, landscaped rear West-facing garden boasts a large patio area, ideal for alfresco dining, a well-maintained lawn, and a charming decking area perfect for relaxation. There is power to the workshop/shed, adding functionality to the garden's appeal.

To the front of the property, a spacious driveway provides ample parking and leads to a garage, ensuring both convenience and security.

The location provides convenient access to Bicester town centre, Bicester North train station and transport links.

Entrance Hall

Spacious entrance hall, laminate flooring, leading to living diner, kitchen, study / additional multi-use room. Stair access to first floor.

Living / Dining Room

25' x 12' 1" extending to 7' 3" (7.62m x 3.68m extending to 2.21m)
Windows to the front of the property overlooking the driveway, and rear window overlooking the rear garden, side door access to the garden. Benefitting from a working fireplace in the living area.

Dining Room / Multi-Use Room

11' 10" x 11' 9" (3.61m x 3.58m)
Multi-use room, designed initially as a dining room, has a fireplace and windows to the front. Well sized for an additional reception room, dining room or study.

Kitchen

Irregular Shaped Room 13' 7" max x 13' 3" max (4.14m max x 4.04m)
Window overlooking the rear garden, designated area for cooker, base and

wall units, with a Belfast sink and good worktop space, tiled floor, access to cloakroom and side door to garden.

Landing

Large window to the front of the property, carpet, access to all four bedrooms, bathroom and W.C., loft access.

Bedroom One

13' 2" x 12' 1" (4.01m x 3.68m)

Large double bedroom, dual aspect low level windows with views to side and rear, carpet, fireplace.

Bedroom Two

12' 1" x 11' 10" (3.68m x 3.61m)

Large double bedroom, dual aspect low level windows with views to front and side, carpet.

Bedroom Three

10' 8" x 6' 1" (3.25m x 1.85m)

Bedroom with window to the rear of the property, incorporating built-in storage, carpet.

Bedroom Four

9' 6" x 6' 9" (2.90m x 2.06m)

Single bedroom, carpet, window to the side of the property.

Bathroom

Bath with overhead shower, basin, partially tiled walls, window to front.

W.C.

Separate from bathroom, window to the side of the property.

Loft

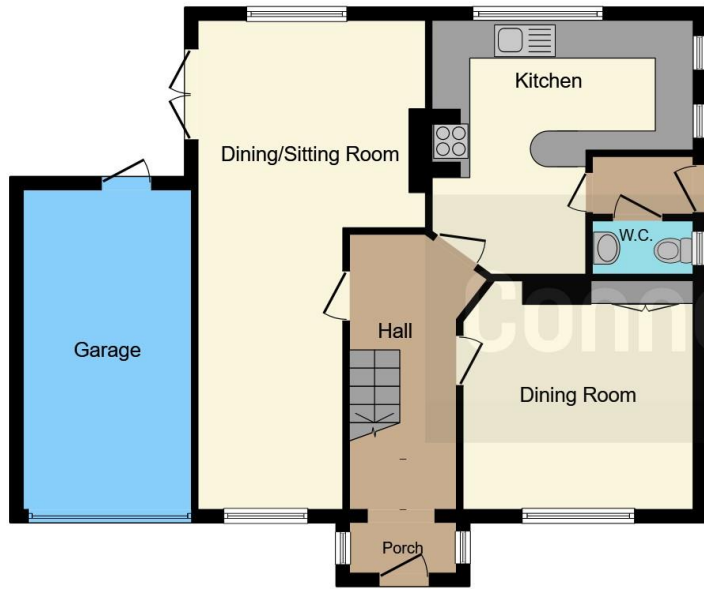
Fully boarded, with pull down ladder.

Garage

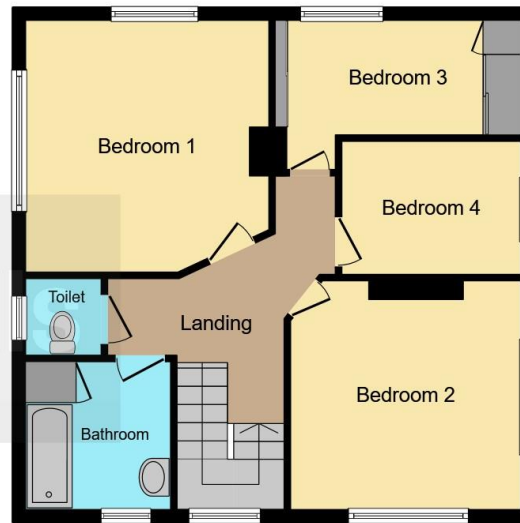
16' 8" x 8' 9" (5.08m x 2.67m)

Power and lighting, up and over door to the front, door at rear for access from the garden.





Ground Floor



First 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

To view this property please contact Connells on

T 01869 244761
E bicester@connells.co.uk

5 Market Square
 BICESTER OX26 6AA

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Tenure: Freehold



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