

Connells

Huntingdon Road Bicester







# **Property Description**

This exceptional four-bedroom link detached family home is situated on the perimeter of the highly demanded Kingsmere development.

Only a short distance from Bicester town centre, Bicester Village, and schools.

Exceeding 1600 sq. ft, the property is defined by it's contemporary, luxurious, free-flowing living spaces which are synonymous with modern day family life.

A central hallway leads through to what is considered the heart of the home, an impressive open-plan kitchen with island/dining which leads onto an impressive conservatory. Clean lines, neutral tones and French doors allow for a spectacular flow of natural light which create the ideal space for entertaining.

The sitting room occupies the left of the plan in addition to the study. There is also a ground floor WC added for convenience.

On the first floor, there is a family bathroom and four well-proportioned bedrooms, master with en-suite. Externally, an extended porcelain patio seating area connects effortlessly to the conservatory via glazed bifold doors. The plot is L-shaped, with a substantial, turfed area which is easily maintained. The front garden is well presented with driveway parking for two vehicles and garage.

## **Entrance Hall**

## Study

7' 7" x 6' 7" ( 2.31m x 2.01m )

#### Kitchen

11' 6" narrowing to x 11' 1" ( 3.51m narrowing to x 3.38m )

# **Dining Area**

10' 7" narrowing to x 9' 2" ( 3.23m narrowing to x 2.79m )

## **Living Room**

16' 1" x 11' 1" ( 4.90m x 3.38m )

## Conservatory

18' 5" x 10' (5.61m x 3.05m)

## **Bedroom One**

11' 6" x 9' 10" ( 3.51m x 3.00m )

#### **Bedroom Two**

10' 9" x 10' 5" ( 3.28m x 3.17m )

#### **Bedroom Three**

10' 9" x 10' 9" ( 3.28m x 3.28m )

## **Bedroom Four**

11' 6" x 7' 7" ( 3.51m x 2.31m )

# **Family Bathroom**

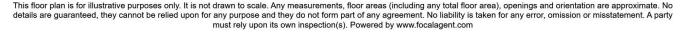
# Garage

20' x 9' 10" ( 6.10m x 3.00m )









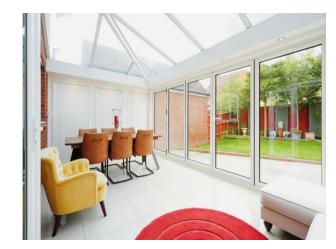
To view this property please contact Connells on

T 01869 244761 E bicester@connells.co.uk

5 Market Square
BICESTER OX26 6AA

EPC Rating: B

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Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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