

Property details **approval form**

25 Ardley Road, Fewcott, Bicester, Oxfordshire, England, OX27 7PB

Date: 10 December 2025

Property Ref and Version: BIC309345 - 0008

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

25 Ardley Road, Fewcott, Bicester, Oxfordshire, England, OX27 7PB

Date: 10 December 2025

Property Ref and Version: BIC309345 - 0008

○ Price

offers in excess of £525,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Four Bedroom Detached Bungalow
- > Very Well Presented Throughout
- > Open Plan Living Space with Under Floor Heating
- > Living Area with Bi-Fold Doors leading to Field Views
- > Four Double Bedrooms
- > Ensuite to Main Bedroom and Family Bathroom
- > Driveway Parking
- > Desirable Village Location

○ Short Description

Very well presented throughout, this extended Four Bedroom detached bungalow simply must be viewed! Open plan living boasting under floor heating, triple aspect windows and Bi-fold doors with field views, double bedrooms, premium ensuite and bathrooms, means viewing is highly recommended

○ Long Description

Situated in a charming village, this beautifully presented four-bedroom detached bungalow offers the perfect blend of space, style, and countryside living.

Thoughtfully extended and finished to a high standard, the heart of the home is a stunning 32-foot open-plan kitchen, living and social area, designed with under-floor heating, is also bathed in natural light thanks to its triple aspect layout. This generous space features extensive worktops, ample storage, and sleek modern fittings, all opening out through bi-fold doors to sweeping views across an open field, ideal for entertaining or simply soaking in the peace and quiet.

The rest of the accommodation flows from a central hallway, leading to four generously sized double bedrooms. The main bedroom is a real highlight, complete with a walk-in wardrobe and a premium finished en-suite, incorporating a spacious walk-in shower. A stylish family bathroom offers both a bath and a separate shower, catering comfortably to the needs of a busy household.

Outside, there's driveway parking at the front of the property, while the rear garden is laid to lawn, an outbuilding with power and lighting, offering a private, green retreat with field views.

Property details **approval form**

25 Ardley Road, Fewcott, Bicester, Oxfordshire, England, OX27 7PB

Date: 10 December 2025

Property Ref and Version: BIC309345 - 0008

This is a home that offers the space of the countryside, the convenience of a village, and a level of finish that's ready to enjoy from day one.

○ **Directions**

○ **Agents Note**

Property details **approval form**

25 Ardley Road, Fewcott, Bicester, Oxfordshire, England, OX27 7PB

Date: 10 December 2025

Property Ref and Version: BIC309345 - 0008

○ Room Description

Tiled floor, underfloor heating, built in storage cupboard

Open Plan Living Area

Tiled floor, underfloor heating, triple aspect windows and bi-fold doors for garden access, wall and base units in kitchen area with breakfast bar, integral double oven, induction hob and extractor, fridge freezer, space for washing machine and dishwasher

Hallway

Tiled floor, access to all bedrooms and family bathroom, built in storage

Bedroom One

Double Bedroom, carpet, window to rear of property, access to walk-in wardrobe and en-suite.

En-suite- Tiled floor, partially tiled walls, walk-in shower with glass screen, WC, basin, window to rear of property

Bedroom Two

Double bedroom, carpet, window to front of property

Bedroom Three

Double bedroom, carpet, window to front of property

Bedroom Four

Double bedroom, carpet, window to front and side of property

Family Bathroom

Tiled floor, partially tiled walls, walk-in shower, bath, WC, basin, windows to side and rear of property

Utility Area

Tiled floor, door to side of property, loft access point

Property details **approval form**

25 Ardley Road, Fewcott, Bicester, Oxfordshire, England, OX27 7PB
Date: 10 December 2025 **Property Ref and Version:** BIC309345 - 0008

○ Room Description

Property details **approval form**

25 Ardley Road, Fewcott, Bicester, Oxfordshire, England, OX27 7PB
Date: 10 December 2025 **Property Ref and Version:** BIC309345 - 0008

○ Room Description

Property details approval form

25 Ardley Road, Fewcott, Bicester, Oxfordshire, England, OX27 7PB

Date: 10 December 2025

Property Ref and Version: BIC309345 - 0008

○ Property Images



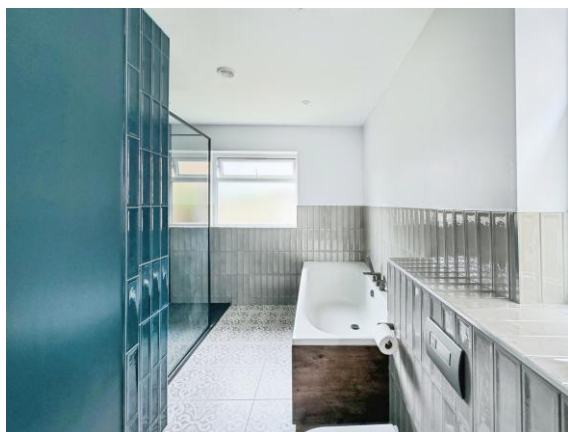
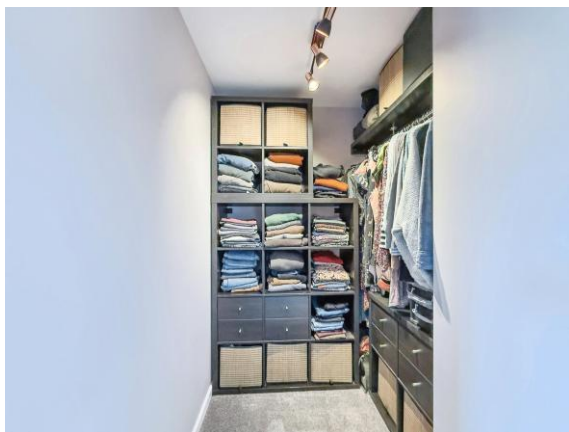
Property details approval form

25 Ardley Road, Fewcott, Bicester, Oxfordshire, England, OX27 7PB

Date: 10 December 2025

Property Ref and Version: BIC309345 - 0008

○ Property Images



Property details approval form

25 Ardley Road, Fewcott, Bicester, Oxfordshire, England, OX27 7PB

Date: 10 December 2025

Property Ref and Version: BIC309345 - 0008

○ Property Images



Property details approval form

25 Ardley Road, Fewcott, Bicester, Oxfordshire, England, OX27 7PB
Date: 10 December 2025 Property Ref and Version: BIC309345 - 0008

Floor Plan



Total floor area 149.8 m² (1,613 sq.ft.) approx
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

Approval

Signature		Date
Kevin Warman		
Miss T. Larribut		