

Property details **approval form**

91 Pioneer Way, Bicester, Oxfordshire, England, OX26 1BF

Date: 06 November 2025

Property Ref and Version: BIC309413 - 0004

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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.

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○ Price

£525,000

Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > Four-bedroom semi-detached family home built in 2021. Sold with NO CHAIN.
- > Open-plan kitchen/dining area with garden access
- > Two ensuite bedrooms plus family bathroom and WC/utility
- > First-floor living room and balcony overlooking the garden
- > South-facing rear garden with patio and lawn
- > Garage with driveway and internal hallway access
- > Hive smart heating system and full fibre broadband
- > Excellent Kingsmere location near schools, station, and M40 links

○ Short Description

Modern and spacious 4-bedroom semi-detached family home in Kingsmere, Bicester. Features open-plan kitchen/dining area, two ensuites, south-facing garden, balcony, garage with driveway, and Hive smart heating. Excellent schools and transport links nearby.

○ Long Description

Built in 2021 and still covered by its NHBC Warranty, this impressive four-bedroom semi-detached home in Kingsmere offers a perfect blend of modern comfort, family living, and convenience. Arranged over three floors and spanning approximately 1600 sq. ft (excluding garage), it provides generous and versatile accommodation in one of Bicester's most sought-after developments.

The ground floor features a bright open-plan kitchen, family, and dining area-ideal for entertaining and everyday life, with direct access to the south-facing garden. The kitchen is equipped with a built-in oven, hob, extractor fan, fridge freezer, and dishwasher. A practical downstairs WC/utility room and internal access to the garage add further convenience.

On the first floor, a spacious living room (18'1 x 11'1) offers double doors opening onto a balcony that overlooks the garden. A large bedroom with ensuite also enjoys its own access to the balcony, creating an inviting and flexible layout. The second floor comprises three further bedrooms, including a second ensuite, and a modern family bathroom.

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Externally, the property benefits from a private rear garden with a patio and lawn, a side gate leading to the garage, and driveway parking. Additional highlights include full fibre broadband connectivity and a Hive smart heating system for modern energy efficiency.

Kingsmere is a vibrant community with primary and secondary schools, a Co-operative store, parks, and play areas. Bicester Village

○ **Directions**

○ **Agents Note**

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○ Room Description

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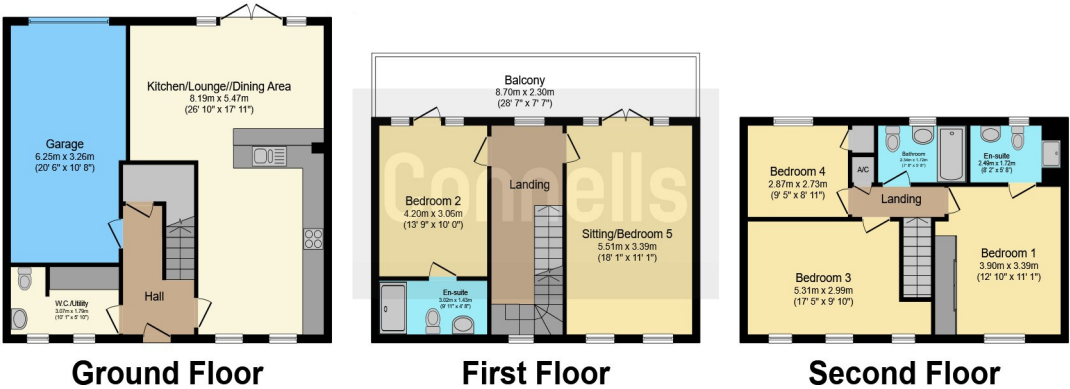
○ Property Images



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Floor Plan



Total floor area 169.2 m² (1,821 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
Liam Kerr		
Mr A.K. Moore		