

# Property details **approval form**

24 Woodpiece Road, Upper Arncott, Bicester, Oxfordshire, England, OX25 1PJ

**Date:** 05 December 2025

**Property Ref and Version:** BIC309563 - 0003

**Not for marketing purposes INTERNAL USE ONLY**

# 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

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£350,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > Extremely well presented throughout
- > Newly fitted kitchen diner
- > Living room with fire place feature
- > Newly fitted bathroom
- > Three bedrooms
- > Herringbone flooring and new carpets throughout
- > Driveway parking and landscaped rear garden
- > Desirable village location

## ○ Short Description

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Extremely well presented throughout, featuring a newly fitted kitchen diner, bathroom, herringbone flooring in the hall and kitchen, living room with fireplace feature, new carpets throughout, three bedrooms, driveway parking, modernised and landscaped rear garden, viewing is simply "a must"

## ○ Long Description

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Located in the sought-after village of Upper Arncott, this beautifully presented three-bedroom home offers a warm welcome from the moment you step inside. The entrance hall sets the tone with its smart herringbone flooring, leading through to a stunning new kitchen diner, light, modern and designed for everyday family living.

The lounge is a generous, comfortable space, freshly laid with soft new carpet and finished with an eye-catching iron-style radiator and a charming fireplace feature. Upstairs, all three bedrooms enjoy new carpets, while the newly fitted bathroom has been thoughtfully styled to provide a fresh, contemporary feel. An additional ground-floor WC adds practicality for busy households.

Outside, the property continues to impress with driveway parking and a spacious rear garden offering plenty of room for relaxation or play. A lovely home in a highly desirable setting, ready for its next chapter.

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## ○ **Directions**

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## ○ **Agents Note**

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## ○ Room Description

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### **Entrance Hall**

Herringbone flooring, window to front of property, "cast iron style" radiator, access to living room and kitchen diner, stair access

### **Wc**

Herringbone flooring, WC, basin

### **Living Room**

Carpet, fireplace feature, "cast iron style" radiator, window to front of property

### **Kitchen Diner**

Herringbone flooring, integral oven, hob, extractor, dishwasher, washing machine, wall radiator, space for large fridge freezer, wall and base units, built in cupboard, window and door to rear garden

### **Landing**

Carpet, access to all bedrooms and bathroom. Loft access point

### **Bedroom One**

Double bedroom, carpet, built in storage, window to rear of property

### **Bedroom Two**

Double bedroom, carpet, window to front of property

### **Bedroom Three**

Single bedroom, carpet, window to front of property, above stairs storage

### **Family Bathroom**

Tiled floor, tiled walls, bath with overhead shower and glass screen, wc, sink with built in unit, towel rail, toothbrush charging point, window to rear of property

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## **○ Room Description**

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## **○ Room Description**

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## ○ Property Images





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## ○ Property Images





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## ○ Property Images

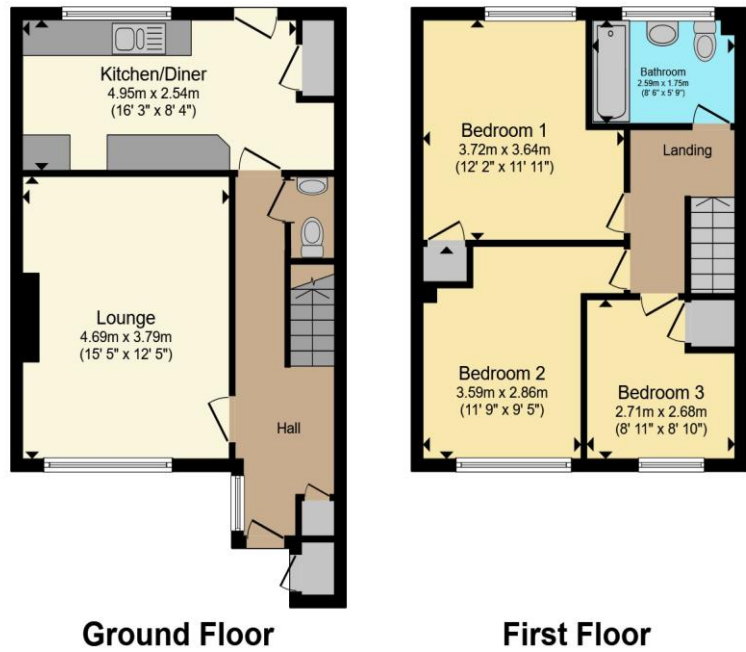
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## Floor Plan



Total floor area 86.3 m<sup>2</sup> (929 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.propertybox.io](http://www.propertybox.io)



## Approval

Signature		Date
Kevin Warman		
Mr H. Comley		