



Connells

Wetherby Road
Bicester



Property Description

Just 12 miles from Oxford, Kingsmere is located adjacent to the busy market town of Bicester, also home to Bicester Village, the well-known designer outlet shopping village.

The primary school at Kingsmere opened in January 2016 allowing St Edburg's Church of England Primary School in Bicester to relocate and double in size. The new state of the art premises includes outdoor learning spaces, a multi-use games area, sports pitches, sensory garden and nursery play area.

The property itself is approximately 1.6 miles from Bicester North station and approximately 1.7 miles from Bicester Village station, both stations offer direct express train service to London Marylebone.

The property is approximately 1.5 miles away from Bicester town centre where you will find a wide range of local amenities including restaurants, shops and Pioneer Square development with multi-screen cinema and Sainsbury's superstore.

The M40 motorway is approximately 2.7 miles away and provides you with direct motorway links to London and Birmingham.



Entrance Hall

Front aspect double glazed door. Understairs cupboard. Radiator. Telephone point.

Study

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

Front aspect double glazed window. Radiator.

Lounge

17' 2" max x 11' 7" max (5.23m max x 3.53m max)

Front aspect double glazed window. Radiator. Telephone point. Television point. French doors leading into kitchen / diner

Kitchen / Diner

25' 2" max x 10' 3" max (7.67m max x 3.12m max)

Fitted kitchen with matching range of wall and base units with work surfaces. 1.5 bowl stainless steel sink with drainer. Chest height electric double oven. 5 ring gas hob. Cooker hood. Dishwasher. Fridge/Freezer. Central heating boiler. Radiator. Tiled flooring. Downlighters.

Utility Room / W.C.

6' 10" max x 5' 8" max (2.08m max x 1.73m max)

Base units with work surfaces and cupboard storage. Washing machine. Tiling. Radiator. Side aspect double glazed window. WC. Wash hand basin. Tiled flooring.

Landing

Loft access. Cupboard containing Megaflow tank.

Bedroom One

13' 2" max x 11' 7" max (4.01m max x 3.53m

max)

Front aspect double glazed window. Built in wardrobes. Radiator. Telephone point. Television aerial point.

En-Suite

Wash hand basin. Extractor fan. WC. Shaver point. Radiator. Shower cubicle. Partly tiled.

Bedroom Two

10' 11" max x 9' 11" max (3.33m max x 3.02m max)

Front aspect double glazed window. Radiator. Telephone point. Television point.

Bedroom Three

11' 8" max x 9' 3" max (3.56m max x 2.82m max)

Rear aspect double glazed window. Built in wardrobes. Radiator.

Bedroom Four

10' 6" max x 8' 2" max (3.20m max x 2.49m max)

Rear aspect double glazed window. Radiator.

Bathroom

Wash hand basin. Radiator. Bath. Extractor fan. WC. Partly tiled.

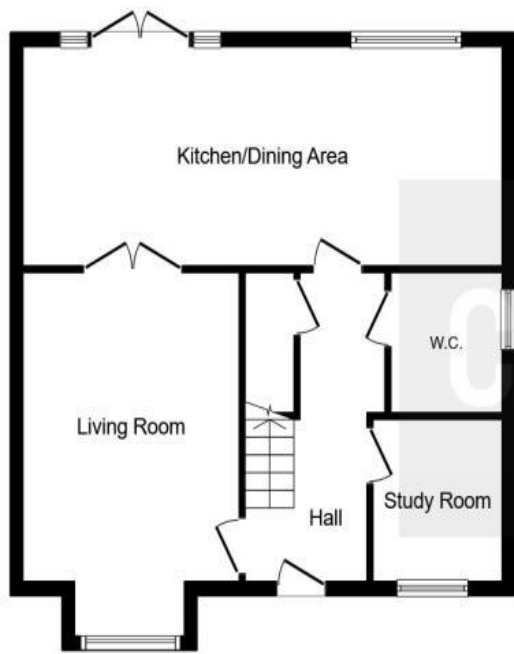
Rear Garden

Newly landscaped rear garden which is fully enclosed and features an outside tap, decking area, patio area and gate access to the driveway parking. The garden is accessed via patio doors from the kitchen diner.

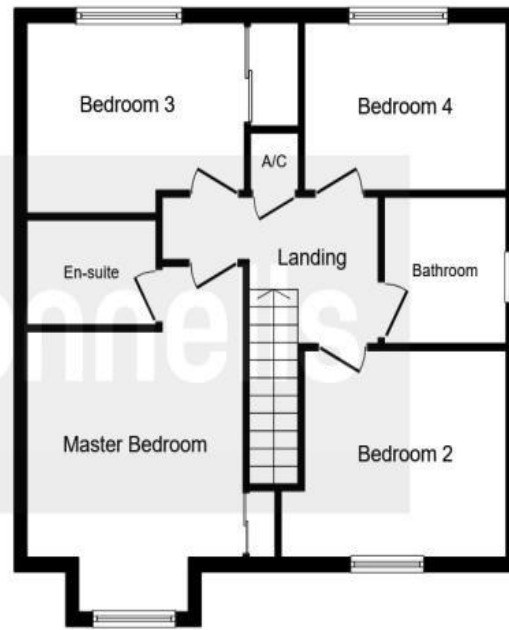
Garage

Light and power connected. Up and over door.

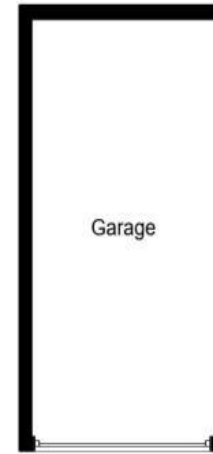




Ground Floor



First Floor



Garage



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).
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EPC Rating: B

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Tenure: Freehold



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