



A five-bedroom detached family home with a delightful garden in the sought-after village of Stratton Audley. The property benefits from a triple garage, plenty of driveway parking, and stunning views over paddock land to the rear.

The Bradburys is a detached family home situated in a well-regarded and peaceful cul-de-sac on the edge of the village.

On entering the property you are welcomed into a large hallway, which is filled with natural light setting the tone for this stunning family home. The kitchen/breakfast room is fitted with a generous number of units and plenty of work surfaces.

The breakfast room has French doors leading to the garden along with access to the triple garage and utility room.

The dining room is accessed from the hallway and enjoys views over the garden making for a lovely room for formal dining and entertaining.

The sitting room is double aspect with a fireplace and the added benefit of a garden room to take in the sunny aspect of the rear garden.

The ground floor accommodation has a fantastic flow lending itself to both entertaining and everyday family living.

A w.c and study complete the ground floor accommodation.

To the first floor and leading off the spacious landing is an impressive master suite with a dressing area and refurbished en-suite.

The addition of a Juliette balcony provides views over the lovely garden and paddocks beyond.

There are a further three double bedrooms, one with en-suite, a single bedroom and family bathroom.

Outside the garden is mainly laid to lawn, with colourful shrubs and mature hedging. There is an extensive patio area, offering plenty of space for the keen gardener, and to enjoy bbq's or alfresco dining.

There is gated access on both sides of the property. The front garden is enclosed and there is parking for several vehicles as well as a large triple garage.

Stratton Audley is about 2.5 miles north-east of Bicester and about a quarter of a mile south of the A4421 Bicester to Buckingham road.

The village has a church and a public house "The Red Lion"

Bicester is the nearest town and has two railway

stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station offers a service to Oxford and a further route to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford, and Birmingham. Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, and a Sainsbury's supermarket and cinema complex.

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes drive or a five-minute walk from the town centre.





The Property Comprises of:

Ground floor- Kitchen/breakfast room, utility room, family room, dining room, sitting room, w.c.

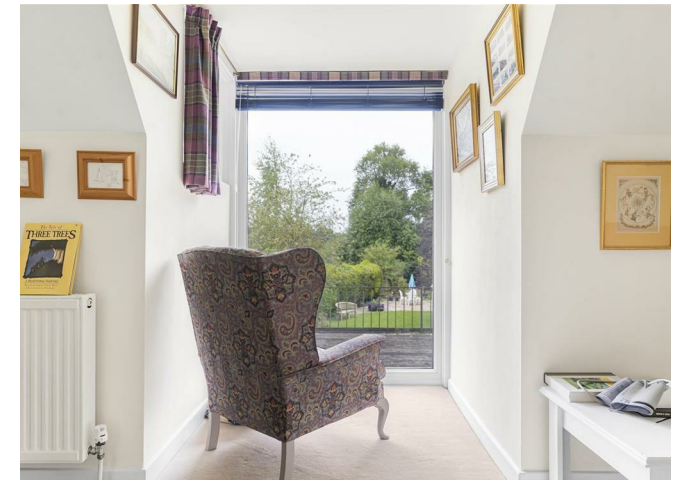
First floor- Master suite with dressing room and en-suite, three further double bedrooms, with fitted wardrobes, single bedroom, and family bathroom.

Outside- Triple garage, private driveway with ample parking, garden room.

Services - Mains water, mains drainage, oil-fired central heating.

Local authority- Cherwell District Council

Council Tax Band - G





Approximate Area = 3026 sq ft / 281.1 sq m  
 Triple Garage = 449 sq ft / 41.7 sq m  
 Total = 3475 sq ft / 322.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-61) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	59	73

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(61-91) B			
(39-60) C			
(16-58) D			
(9-54) E			
(1-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Michael Graham Estate Agents. REF: 939279

