



A handsome stone-built period home arranged over three floors, with a separate one-bedroom annex extensively refurbished throughout to provide flexible accommodation for modern family living in the heart of the popular village of Marsh Gibbon.

The Old Red Lion is a handsome grade II listed stone-built period property dating back to 1684 with a wealth of period features throughout.

Set in the heart of this desirable village with a south-facing garden and a useful number of outbuildings it also has scope for further development to suit a variety of purposes, subject to planning permission.

Extensively refurbished throughout, with a careful eye for detail this fabulous family home offers contemporary living arranged over three floors, whilst retaining many of the beautiful character and period features.

The ground floor of the property has three large reception rooms, a kitchen/breakfast room, utility room and, annex accommodation or a home office with separate access.

The kitchen/breakfast room has been refitted with a generous number of floor and eye-level shaker-style units, a central island, and a range-style cooker.

The formal dining room with its wood paneling and exposed stone fireplace has plenty of room for a large table and chairs, making for the perfect space for family gatherings and entertaining.

The drawing room is double aspect filling it with natural light and leads through to a further large reception room with three windows to the front and double doors to the garden, making for a fantastic space for a family room, study, or studio.

A spiral staircase provides access from this room to the master suite above.

To the rear of the property is a fourth reception room with separate access from not only the driveway, but the rear garden with stairs leading to a double bedroom and en-suite shower, offering annex living, or a self-contained unit to let.

The stunning master bedroom is on the first floor enjoying views over the rear garden and boasts a large en-suite bathroom and a dressing room.

There are two further bedrooms with high ceilings on the first floor and a family bathroom.

The second floor has two large bedrooms, which share a bathroom located on the landing.

Outside the property has a low stone wall and a pretty gate that encloses the front garden.

Recently landscaped by the present owner the rear garden is mainly laid to lawn, with an extensive lounging area around the pool, which boasts a fantastic outside kitchen, making it ideal for socialising at weekends and long summer evenings.

The driveway has also been the subject of major works, upgrading it to provide plenty of parking, along with access to the orchard at the bottom of the garden, and the outbuildings.

With so much to offer, entertaining in this fabulous village home will certainly make you the envy of your friends

Being only 2 miles to the A41, the property is situated in the village of Marsh Gibbon.

The village has many thriving organisations - Village Hall with a diverse range of activities and social events, active Church of

England, United Reformed Church, Playgroup, School and PTA activities, Cricket, Football, Badminton, Tennis, Youth Clubs, Fishing, among others.

It also benefits from two Public Houses that are due to reopen, after refurbishment, and a new village shop.

Bicester is approximately 4 miles away 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 services to Oxford and has been upgraded to provide 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 an historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets Sainsbury's, Tesco supermarkets, and a cinema complex.

Some of the activities nearby include the Bicester Hotel Spa and Golf Country Club, David Lloyd Leisure Centre, and Frilford Heath Golf Club.

The popular 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.





Ground Floor - Entrance Hallway, Three Reception Rooms, Kitchen/Breakfast Room, Utility Room, W.C

First Floor - Master Bedroom With En-Suite and Dressing Room, Two further Bedrooms, Family Bathroom.

Annexe - Ground Floor - Kitchen/Sitting Room. First Floor - Bedroom and Shower Room.

Outside - Garage and Outbuildings, Swimming Pool With Air Source Heat Pump, 3/4 Acre South Facing Rear Garden, Extensive Driveway Parking.

Services - Mains Water, Mains Drainage, Oil Fired Central heating.

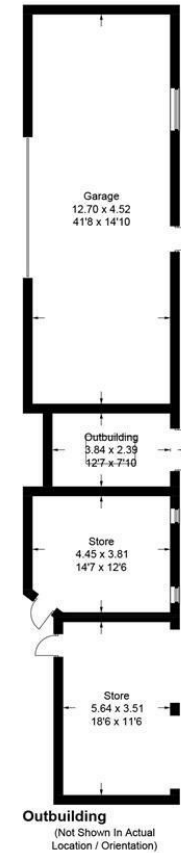
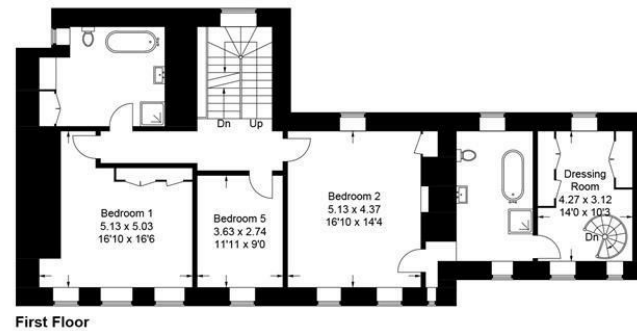
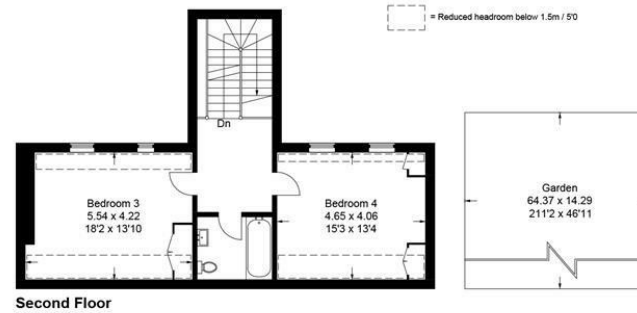
Local Authority - AVDC

Council Tax - Band G





Approximate Gross Internal Area = 312.8 sq m / 3,367 sq ft
 Limited Use Area(s) = 12.9 sq m / 139 sq ft
 Annexe = 48.9 sq m / 526 sq ft
 Outbuilding / Garage = 85.7 sq m / 923 sq ft
 Total = 460.3 sq m / 4,955 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Fine & Country

