



Kilglass House, 16 Church Street, Bicester, OX26 6AZ

£695,000

A rare opportunity to purchase an elegant and impressive four-bedroom townhouse in the heart of Bicester. Arranged over two floors and lovingly renovated throughout it boasts many original and stunning features. The property also benefits from a private and secluded walled garden.

Dating back to 1863, Kilglass House was built for the Governor of the Bicester Workhouse. The property is in an enviable position in the heart of the old market town and offers the convenience of town living without the pressure of the hustle and bustle of everyday life.

The property has a wealth of period features, which include, open fireplaces, floor tiles, servants' bells in the kitchen, coving, and high ceilings. The sash windows have been recently replaced with heritage windows benefitting from modern double glazing yet retaining the style and character of the building.

From the moment you enter this handsome and imposing period property, you are welcomed into the stunning entrance hallway, which boasts high ceilings, original tiled flooring, and an elegant staircase.

The kitchen/breakfast room is to the rear of the property, opening onto the garden patio area. Benefitting from a good number of low-level units, granite work surfaces and boasts a Britannia double oven leaving plenty of space for a large table and chairs.

It is the perfect space for the aspiring chef that enjoys entertaining with friends and family.

The sitting room to the front of the property is both bright and spacious and has the benefit of a large open fireplace. New sash windows and high ceilings add to the sophistication and grandeur of this delightful room.

The family room at the rear of the property has a cosy feel

with a feature fireplace, making this the perfect place for some quiet time or just somewhere to relax with a good book and a glass of wine or a cup of tea.

The downstairs WC with shower completes the ground floor accommodation.

The first floor provides four double bedrooms, a separate W.C, and a family bathroom providing a luxurious space for a long soak in the Albion roll-top bath whilst enjoying watching the stars through the large Velux windows.

Period features are carried through to the first floor, with new sash windows, high ceilings, and fireplaces to name but a few.

The master bedroom is spacious and enjoys views to the front over the 12th Century St Edburges Church.

The fourth bedroom also benefits from having a Juliette balcony with views over the pretty rear garden.

Outside there is a secluded walled garden with two seating areas that catch both the morning and evening sun. With mature shrubs and trees, and meandering footpaths which lead you around this very pretty garden, there is plenty to please the eye.

In short Kilglass House is a beloved family home offering a practical family living space, with access to fantastic commuter links and local amenities.

Bicester 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 is a 12-minute walk and provides further routes to Oxford and London Marleybone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford, and Birmingham. The A41, A43, and A34 are all within easy reach.

The property is perfectly situated to take advantage of all that Bicester has to offer.

A historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, and a cinema complex.

There is a leisure centre, with a gym and swimming pool nearby.

Bicester Avenue, just a short drive from the town centre, is very popular. It consists of a Garden Centre and a retail park comprising shops.

A Marks and Spencer Food Hall, and further shops can be found in the newly completed Bicester Retail Park.

The property is a short walk to Bicester Village, which is a dream destination for designer shopping with 170 luxury boutiques and a number of eateries.

Bicester Village is a dream destination for designer shopping with over 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:

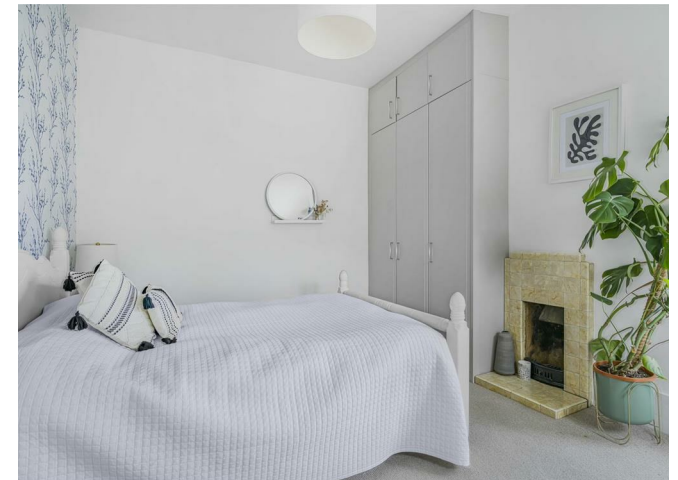
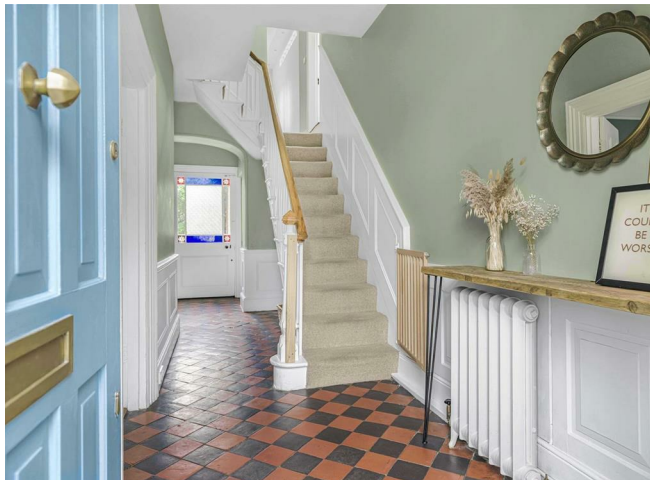
Ground Floor- Entrance Hall, Sitting Room, Family Room, Kitchen/Dining Room, Cloakroom With Shower.

First floor- Four Double bedrooms, Bathroom, Separate W.C. Loft Access.

Outside area- Secluded Walled Garden

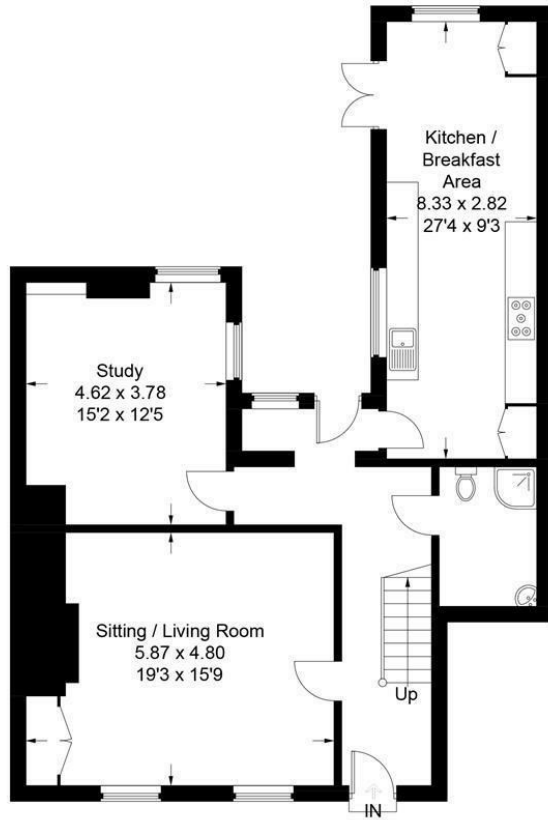
Council Tax band - E
Gas Fired Central Heating

Local Authority - Cherwell District Council.

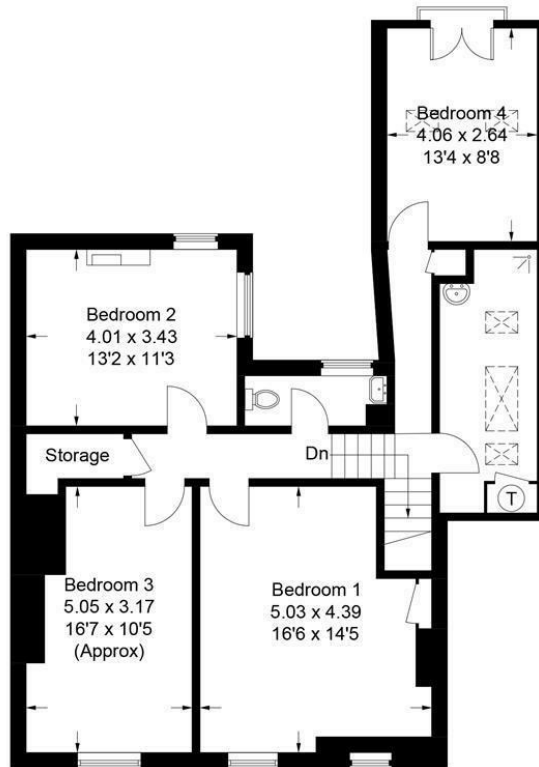




Approximate Gross Internal Area
 Ground Floor = 93.1 sq m / 1002 sq ft
 First Floor = 88.5 sq m / 953 sq ft
 Total = 181.6 sq m / 1955 sq ft



Ground Floor



First Floor

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

