



A fantastic opportunity to purchase a handsome stone-built property with a double garage, and a fabulous walled garden in an exclusive town centre location.

Available for only the second time in its history this attractive family home offers well-balanced accommodation arranged over two floors.

The hallway provides access to the double aspect sitting/family room, with patio doors leading to the patio it also enjoys views over the lovely rear garden and makes for a fabulous room for entertaining friends and family.

The kitchen has a good number of floor and eye-level units and being open plan to the dining room it offers the flexibility to be utilised as a large kitchen/dining room or a kitchen with a family room/playroom adjoining it.

A useful utility room can also be accessed from the kitchen with a door to the double garage and rear garden it makes for very practical living.

A W.C. and stairs leading to the first floor complete the ground-floor accommodation.

On the first floor, there is a principal bedroom with an en-suite bathroom, three further bedrooms, and the family bathroom.

Outside the front lawn is enclosed by a brick wall, and an extensive gravel driveway provides generous

parking for vehicles and leads to the double garage.

Gated side access leads to the rear garden, which is also enclosed by a brick wall and mature hedging.

Mainly laid to lawn with mature shrubs and trees, along with a large patio area for al-fresco dining and BBQs this fabulous garden has much to offer the keen gardener and children alike.

There is plenty of space to grow vegetables, kick a ball, stepping stones lead to two summer houses, and a further patio at the bottom of the garden, which is the perfect spot for enjoying the evening sunshine.

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. Bicester Health

Centre and Bicester Community Hospital are a stone's throw away, and both junior and secondary schools are also a short walk away.

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 several eateries.





Accommodation Comprises:

Ground Floor - Entrance Porch, Hallway, Sitting Room/Family Room, Dining Room, Kitchen, Utility Room, W.C

First Floor - Principal Bedroom With En-Suite Bathroom, Three Further Bedrooms, and A Family Bathroom.

Outside - Front Lawn, Extensive Gravel Driveway, Double Garage, Storage Sheds/Summer House.

Local Authority - Cherwell District Council.

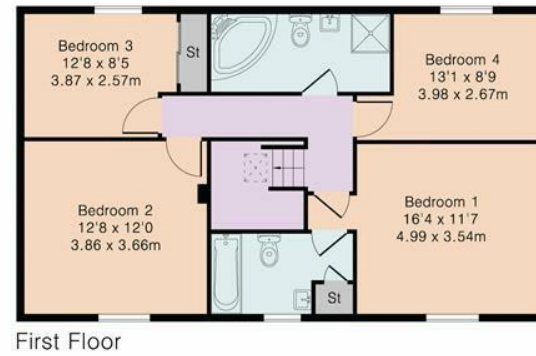
Services - Gas Central Heating, Mains Drainage and Water.

Council Tax Band -





Approximate Gross Internal Area 1842 sq ft – 175 sq m
 Ground Floor Area 1127 sq ft – 105 sq m
 First Floor Area 715 sq ft – 70 sq m



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



