



An immaculately presented four double bedroom detached family home offering flexible accommodation arranged over two floors, with a generous garden, garage, and plenty of parking in the desirable village of Marsh Gibbon.

A deceptively spacious detached property in the heart of the village offering fantastic accommodation for everyday family living.

The enclosed porch leads to a particularly generous entrance hallway that sets the scene for what is to follow in this well-proportioned property.

The sitting room has a feature fireplace, a large window to the front, and French doors opening to the patio and rear garden.

The kitchen is fitted with a number of contemporary floor and eye-level units with granite work surfaces. Reconfigured by the current sellers it is now open plan to both the dining room and garden room, which enjoys views over the garden, making for a fantastic entertaining space that can be enjoyed all year round.

A useful utility room off the kitchen has both a door to the garage and the side of the property.

Two further reception rooms lend themselves to being utilised as a study, formal dining room, playroom, or family room and a w.c completes the ground floor accommodation.

The first-floor landing is also spacious and provides

access to the principal bedroom, which has an en-suite shower room and boasts views over the front lawn and fields beyond.

In addition to the principal bedroom there are three further double bedrooms and a family bathroom.

Outside there is plenty of driveway parking, a front lawn, and a garage, gated side access leads to the rear garden.

The rear garden is mainly laid to lawn, with mature trees, shrubs and attractive borders. A generous patio is the perfect spot for al-fresco dining and BBQ's and a path leads to a further seating area and the garden shed.

Being only 2 miles to the A41, the property is situated in the village of Marsh Gibbon and convenient for recognised cultural, historical, and academic facilities, giving the best of many worlds.

The village has many thriving organisations - a Village Hall with a diverse range of activities and social events, an 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 and a village shop and post office

Bicester is approximately 4 miles away and has two railway stations. Bicester North offers 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 a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, and Sainsbury's and Tesco supermarkets and cinema complex.

Nearby 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.





Accommodation Comprises:

Ground Floor - Enclosed Porch, Large Hallway, Study, Sitting Room, Kitchen/Dining Room, Family Room, Garden Room, Utility Room, W.C

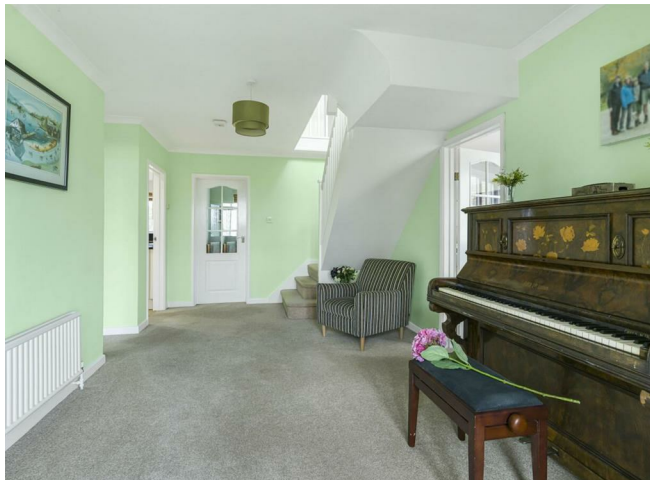
First Floor - Principal Bedroom With En-Suite Shower Room, Three Double Bedrooms, A Family Bathroom.

Outside - Front Lawn, Driveway Parking, Garage, Gated Side Access To The Rear Garden, Storage Shed.

Local Authority - Aylesbury Vale District Council.

Council Tax Band -

Services - Oil Fired Central Heating, Mains Water and Drainage

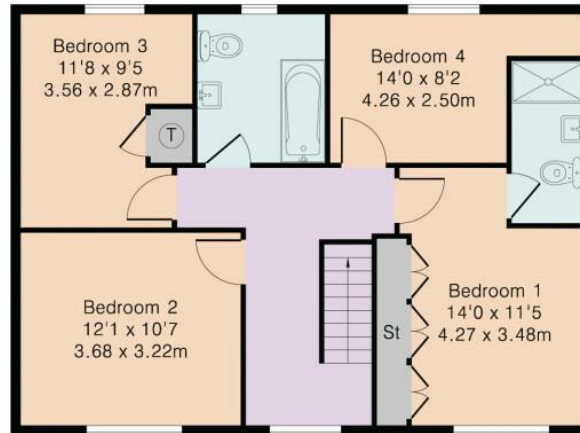




Approximate Gross Internal Area 2025 sq ft – 189 sq m
 Ground Floor Area 1329 sq ft – 124 sq m
 First Floor Area 696 sq ft – 65 sq m



Ground Floor



First Floor

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	

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