



A fantastic opportunity to purchase a Victorian five-bedroom detached property with a separate annexe/studio, and a two-acre paddock in a rural location enjoying far-reaching views over open countryside.

Approached over a sweeping gravel driveway, which has parking for several vehicles this five-bedroom family home sits well within its generous plot.

The entrance porch leads to the hallway, which provides access to the kitchen/breakfast room, sitting room, and dining room, along with the annex.

The kitchen/breakfast room is lovely, filled with natural light it also enjoys views over the rear garden. Fitted with a good number of floor and eye-level units and space for appliances there is also plenty of room for a table and chairs making it ideal for casual dining.

The sitting room is also light and spacious, with French doors to the garden it makes for the perfect room to enjoy both summer evenings and cosy winter evenings in front of the fire.

The dining room can be accessed from both the hallway and sitting room making it easy for formal dining and entertaining.

A useful utility room with a door to the garden and a W.C. adjoins the kitchen and provides a second access to the annex.

The current sellers reconfigured the property in

2017 by converting the former double garage to provide annex accommodation, which has a sitting room, bedroom, kitchen, and a wet room, along with a door to the side of the property.

The ground floor accommodation in this extended Victorian property offers potential buyers huge scope to utilise the rooms for numerous purposes to suit modern and multigenerational family living.

The first floor has five double bedrooms and a family bathroom. The principal bedroom boasts not only an en-suite shower room but a dressing room too.

It is worth noting that all five bedrooms enjoy stunning views over the open countryside either to the front or the rear of this rarely available period property.

Outside the garden wraps around the property, with plenty of space for a vegetable garden, room to kick a ball, house storage sheds, and a patio area to enjoy the southerly aspect it has something for all the family.

Mainly laid to lawn with mature hedges, trees, and shrubs it is a lovely tranquil setting to enjoy long summer evenings and weekends alike.

In addition to the generous garden, there is a fully enclosed paddock directly opposite the property that extends to approximately two acres.

Godington is just 5 miles from Bicester which has two stations, Bicester North station provides access to London Marylebone in around 45 minutes. Bicester Village Station also provides quick access to London. Junctions 9 and 10 of the M40 are easily accessible and give access to London, the M25 & Birmingham.

Amenities including restaurants, shops, cafes and Doctors' surgeries can be found in both Buckingham and Bicester. Larger stores and leisure facilities in Milton Keynes and Oxford. Being only 10 miles from Buckingham it allows this village to benefit from the numerous well-regarded public schools including, Thornton College Convent of Jesus and Mary, Akeley Wood, and Stowe.

Other public schools nearby include Bruern Abbey School, Beachborough School, Winchester House School, Ashfold Preparatory School, and Tudor Hall School.





Accommodation Comprises:

Ground Floor - Porch, Entrance Hallway, Dining Room, Sitting Room, Kitchen/Breakfast Room, Utility, W.C , Annex With Kitchen, Shower Room, and A Bedroom.

First Floor - Principal Bedroom With Dressing Room and En-Suite Shower Room, Four Further Double Bedrooms, and A Family Bathroom.

Outside - Extensive Driveway Parking, Front Garden, Side Garden, and Rear Garden Currently Divided Into Three Sections.

Services - Oil-Fired Central Heating, Mains Water, Septic Tank.

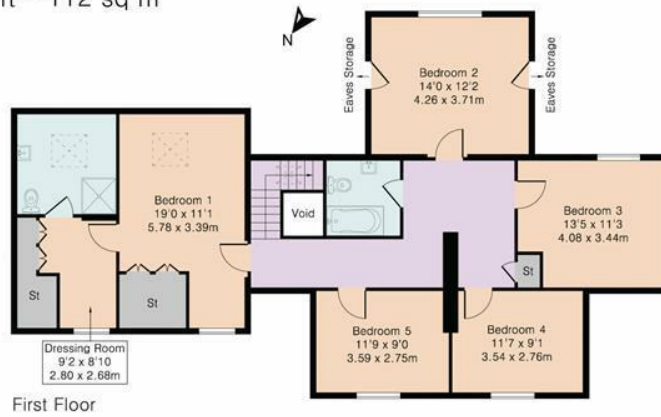
Local Authority - Cherwell District Council.

Council Tax Band - G





Approximate Gross Internal Area 2685 sq ft – 250 sq m
 Ground Floor Area 1481 sq ft – 138 sq m
 First Floor Area 1204 sq ft – 112 sq m



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			
		72	49
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		



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.



