



An impressive link-detached village home offering the perfect blend of space, comfort, and privacy. This executive property boasts five bedrooms, making it an ideal choice for a growing family looking for flexible accommodation.

One of the standout features of this home is its extension over the double garage, providing additional space, this extra room offers - a family den, a spacious home office, or even a luxurious guest suite.

Situated in a private and exclusive location. This house offers a peaceful retreat away from the hustle and bustle of everyday life. The generous-sized garden is perfect for outdoor gatherings, children's playtime, and relaxing weekends.

With a double garage and driveway there is ample space for parking vehicles, safely and securely.

A spacious entrance hallway sets the scene for what is to follow in this well-proportioned family home.

The sitting room boasts a woodburning stove and French doors to the rear garden making it ideal for both cosy winter evenings and entertaining alike.

The kitchen/breakfast room is fitted with plenty of floor and eye-level units, integrated appliances, and space for a range cooker.

The dining area can easily accommodate a large table and chairs, with French doors that open to the rear garden. It makes for a lovely space to enjoy

casual dining with friends and family.

A separate dual-aspect dining room lends itself to more formal dining, it would also make for a great family room.

A study to the front of the property, utility room, and W.C complete the ground floor accommodation.

To the first floor there are five bedrooms, a family bathroom, and a separate shower room, four of the bedrooms benefit from having fitted wardrobes.

The master bedroom also benefits from having an en-suite shower room.

Outside to the front the property has a lawned area enclosed by mature hedging, driveway parking, and a double garage.

There is gated access at the side of the property to the rear garden, which is mainly laid to lawn with mature shrubs and attractive borders. A generous patio area is perfect for al-fresco dining and BBQ's

Stepping stones lead to additional seating areas and the Breeze House, which is a fantastic addition to this executive village home.

Ambrosden is a village located in the Cherwell district of North Oxfordshire, three miles south of Bicester and 13 miles north of Oxford.

The villages' amenities include St. Mary the Virgin Parish Church, a village hall, local shop, Post Office, and a pub lending a real feeling of community. With a good primary school in the village itself and a secondary school located a few miles away in nearby Bicester, along with numerous independent schools within easy reach.

Bicester itself is 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.

For those that commute, Bicester village station offers a frequent service to both Oxford, in around 15 minutes, and London Marylebone in just over 45 minutes. Both Birmingham and London are within an hours travel time from nearby Bicester North station. Luton, Heathrow, Southampton and Birmingham airports are all within easy reach

By road, the M40 is within easy reach at J9 or J10 and offers access to London, the M25, Oxford and Birmingham. The A41, A43, and A34 are also readily accessible.





Accommodation Comprises:

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

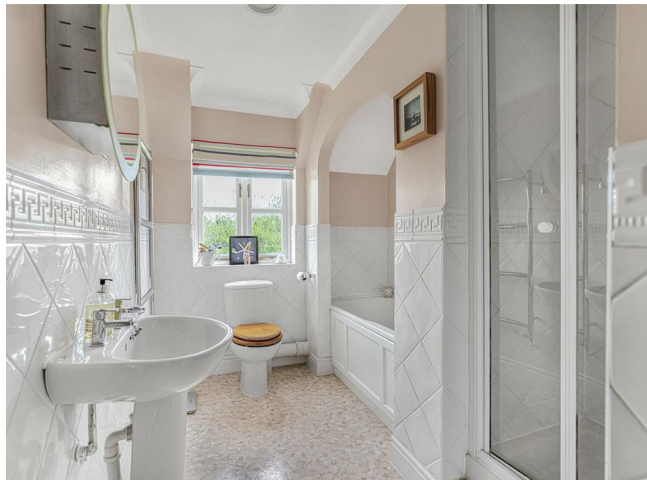
First Floor - Principle Bedroom With En-Suite, Four Double Bedrooms, Separate Shower Room, and a Family Bathroom.

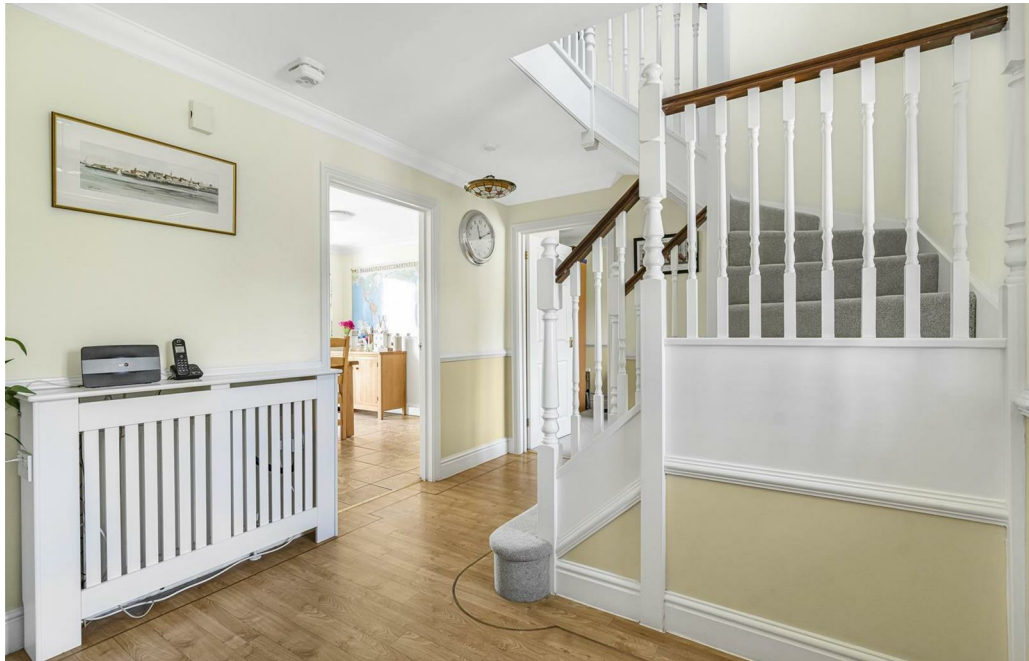
Outside - Front Garden, Driveway parking, Double Garage, Rear Garden, Patio Areas.

Services - Gas central heating, Mains Drainage and Water.

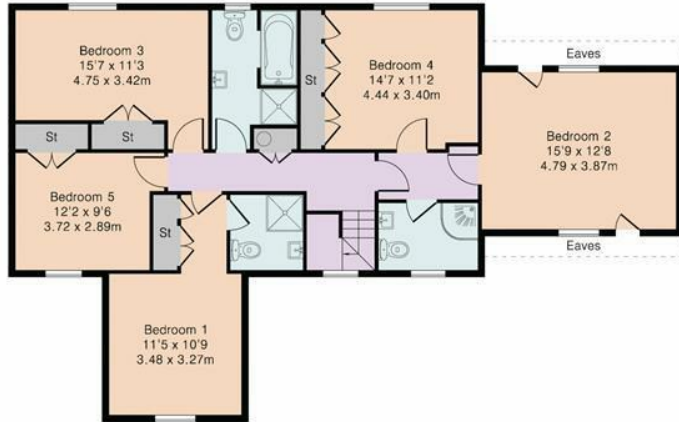
Local Authority - Cherwell District Council

Council Tax Band - F





Approximate Gross Internal Area 2338 sq ft – 217 sq m
 Ground Floor Area 1227 sq ft – 114 sq m
 First Floor Area 1111 sq ft – 103 sq m



Ground 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			
(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.



