



A brick-built farmhouse reconfigured and refurbished to a high standard throughout to provide flexible accommodation for contemporary family living, with a south-west facing garden in the charming village of Hethe.

Situated in the heart of the popular village of Hethe the property is approached via a gravelled private drive with on-street parking.

The entrance hallway provides access to the sitting room, which boasts an attractive fireplace with a log-burning stove making it the perfect place for long winter evenings, or a quiet place to enjoy a good book.

The kitchen is fitted with a generous number of floor and eye-level units, integrated appliances, and a large range cooker.

The dining room is adjacent to the kitchen, with an open-plan layout and lots of light from the dual-aspect windows, the kitchen/dining room makes for a fantastic entertaining space to enjoy with friends and family.

Double doors off the kitchen lead to a study, which enjoys views over the sunny rear garden. It would also lend itself to being used as a play-room.

A shower with W.C has been installed alongside a well-sized utility room, which works well for those with dogs, or children with muddy boots.

It also offers fantastic flexibility for multi-generational families that need a ground-floor bedroom with access to a shower.

The fifth bedroom would also make for a fantastic family room.

A cellar offers great storage, or further potential.

The first floor has four bedrooms, an en-suite shower room, and a spacious family bathroom.

Outside the property has gated access on both sides, it is worth noting that planning permission was previously granted for driveway parking.

The rear garden is mainly laid to lawn with a large patio for al-fresco dining and BBQ's or just relaxing with a glass of wine on a long summer evening.

Completely enclosed and enjoying a southerly aspect it is the perfect place for children to kick a ball and entertaining with friends and family.

This outstanding little village with very little passing traffic and has a real community feel.

The area also has an excellent selection of both private and state schools including Fringford Primary School, Royal Latin Grammar School, Winchester House in Brackley, Beachborough School in Westbury, Tudor Hall and Bloxham School near Banbury, Stowe School near Buckingham and some excellent schools in nearby Oxford.

Within the village, there are a number of public footpaths and bridleways for walking, also within a short walk to the wonderful Tusmore Estate.

The vibrant village of Hethe is approximately 6 miles North West of Bicester. Nearby Junction 10 of the M40 offers commuter access to London, M25 and Birmingham.

Bicester is an historic market centre, one of the fastest growing towns in Oxfordshire favoured by the proximity of junction 9 of the M40 motorway linking London and Birmingham. There are good road links to Oxford, Birmingham and a London commute of under an hour.

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 offers a service to Oxford and has been upgraded to provide a further route to London Marylebone.

The historic shopping streets have a wide range of local and national shops together with cafes, pubs, restaurants, weekly markets and an occasional French market. The popular Bicester village with 170 luxury boutiques is a dream destination for designer shopping.

More extensive shopping facilities can be found in Banbury, Oxford, and Milton Keynes.

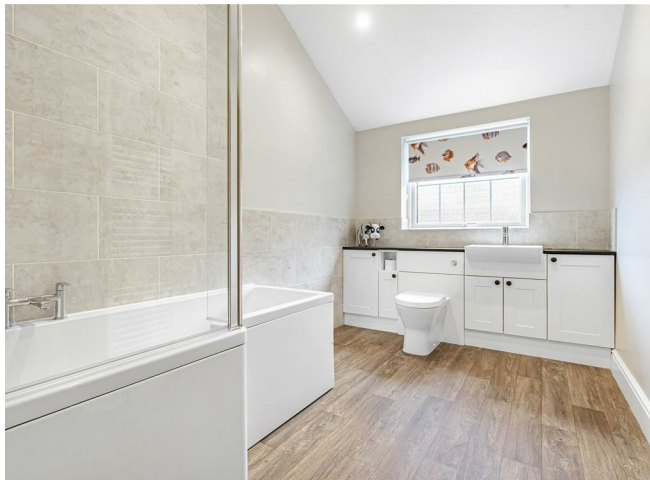




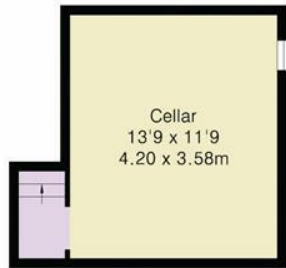
Accommodation Comprises:

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

First Floor - Four Bedrooms, En-Suite Shower and A Family Bathroom.

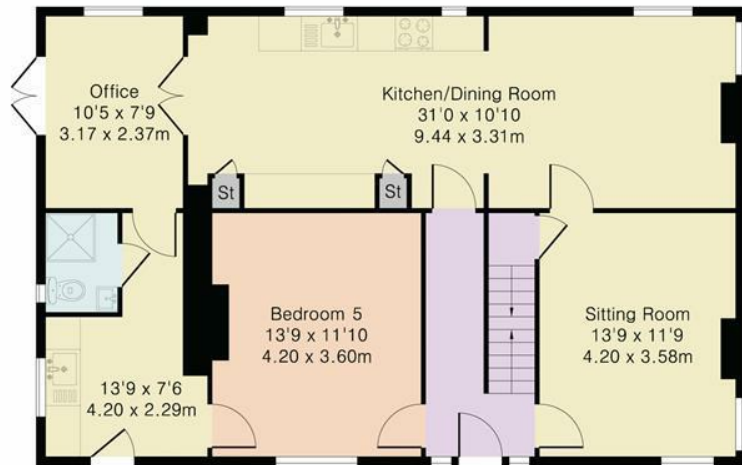




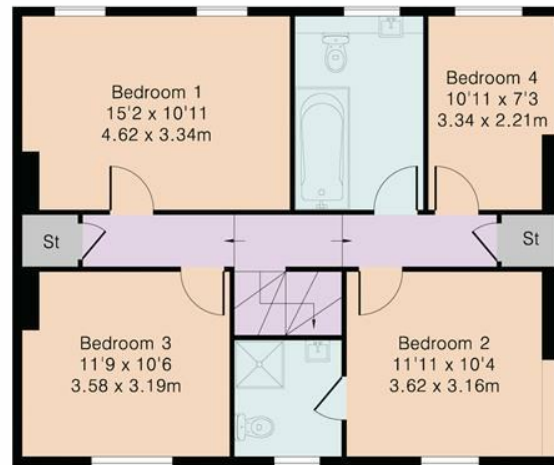


Approximate Gross Internal Area 1885 sq ft – 175 sq m
 Cellar Area 162 sq ft – 15 sq m
 Ground Floor Area 971 sq ft – 90 sq m
 First Floor Area 752 sq ft – 70 sq m

Cellar



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-61) 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			
(55-61) 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.



