



A fantastic opportunity to purchase an extended four-bedroom detached property offering flexible accommodation, on a particularly generous corner plot, with garaging and a workshop enjoying views over rolling countryside.

Approached over a gravel driveway with parking for several vehicles, Holly Trees sits well within its substantial corner plot.

A spacious hallway provides access to the sitting room, study, kitchen, and dining room, with stairs leading to the first floor.

The kitchen is fitted with floor and eye-level units, and spaces for appliances along with a breakfast bar for casual dining.

A useful utility room with access to a boot room makes for the perfect place to bring in wet dogs, kick your muddy boots off, and hang your coats.

The sitting room is part of a later addition to the property, with two pairs of French doors overlooking the fabulous garden and a wood-burning stove it is a lovely spacious room to enjoy throughout the year.

The dining room also enjoys views over the garden and has plenty of space for a large table and chairs, making it the ideal space for more formal dining, or entertaining with friends and family.

For those who work from home there is a quiet spot in the house in the study.

A W.C completes the ground floor accommodation.

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

Outside the property has gated driveway parking, along with enough garaging to suit every car enthusiast.

Adjoining the double garage at the front of the property is a timber-framed garage, and to the left of the property there is a carport.

For those that need a workshop and lots of storage there is another timber-framed outbuilding with power and light tucked away behind the garage.

The garden is worthy of special note, completely private, wrapping around the property, with mature trees and colourful shrubs it is the perfect setting for long summer evenings.

There is something for the whole family to enjoy in this delightful garden, with room to kick a ball, a large patio for al-fresco dining and BBQ'S, a vegetable garden to grow your own vegetables, or just a lovely space to have a glass of wine.

In addition to the nearby village pub, sporting and park facilities, neighbouring amenities at Heyford Park, include Heyford Park Free School, Nursery, a neighbourhood centre with retail outlets, medical centre, and a restaurant.

Additional schools nearby include, The Marlborough School, Dr. Radcliffe's Primary School as well as Beachborough School, Winchester House, Stowe and Tudor Hall.

There is easy access to Bicester North train station which

offers a commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village train station offers service to Oxford Parkway and London Marylebone. Local trains to Banbury, Oxford and London Paddington are also available from the nearby Heyford station.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34.

Nearby Somerton is rich in rural amenities including river and canal-side walks with a pub just minutes away on foot, activities include an independent women's group, and a community bar in the village hall.

Soho Farmhouse, a short drive, offers luxury entertainment, dining, culture and boutique accommodation, nearby Deddington has a highly regarded monthly farmers market.

Further shops and amenities can be found in both Bicester, Oxford and Banbury.

The popular Bicester Village is a dream destination for designer shopping and luxury entertainment with 170 luxury boutiques all on your doorstep.





Accommodation Comprises:

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

First Floor - Four Double Bedrooms, En-Suite Shower To Master Bedroom, Family Bathroom.

Outside - Driveway Parking, Double Garage, Single Garage, Carport, Shed, Workshop With Further Storage.

Large Wrap Around Garden, Vegetable Garden, Patio Area.

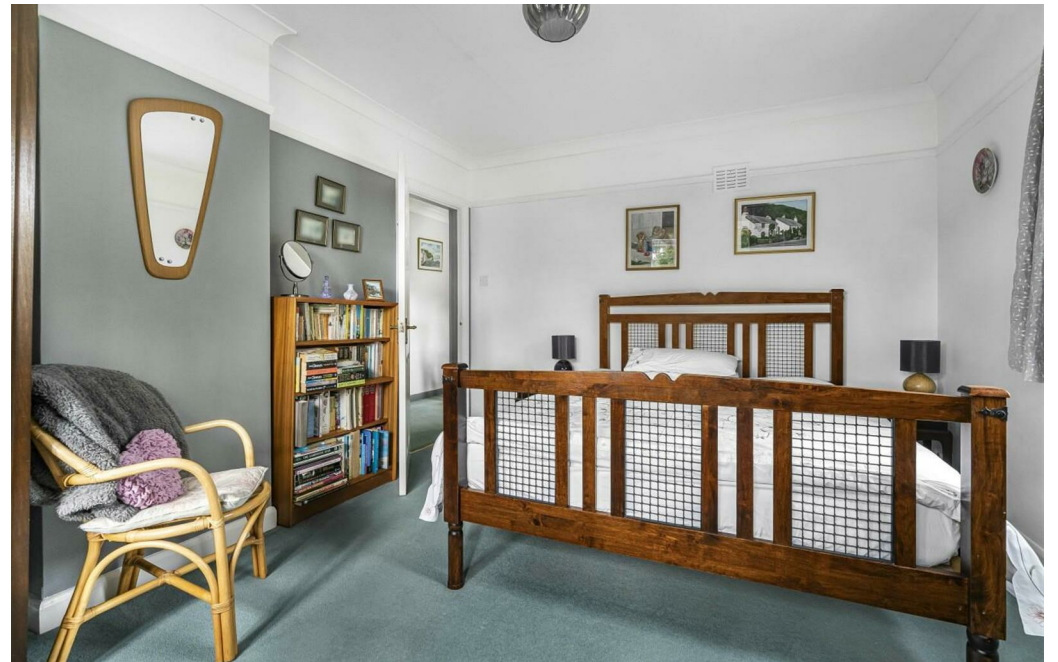
Services - Mains Water, Mains Drainage, Gas Central Heating

Local Authority - Cherwell District Council

Council Tax Band - G

For mobile phone and internet coverage please use Ofcom website <https://checker.ofcom.org.uk/>





Approximate Gross Internal Area 2835 sq ft – 264 sq m
 Ground Floor Area 1026 sq ft – 95 sq m
 First Floor Area 879 sq ft – 82 sq m
 Garage Area 651 sq ft – 61 sq m
 Outbuilding Area 279 sq ft – 26 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			
		66	80
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.



