





A stunning five-bedroom stone-built family home with a detached studio. The property dates back in parts to the 1750s and has been tastefully extended and renovated throughout to provide practical and spacious family accommodation in a village location close to excellent links.

Oakley House has been extended and refurbished to suit the needs of contemporary family living. The property is tucked away down a one-way lane in Ambrosden whilst being a short drive to amenities and commuter links to London.

Set back from the road the property is approached from a gravelled driveway that can accommodate parking for a number of vehicles.

Enter the property through a stone-built attractive porch, which sets the scene for this stylish period home.

You can leave your muddy boots and coats in the porch and be welcomed into the bespoke kitchen/breakfast room.

Crafted with an eye for fine detail the kitchen has plenty of units with Corian work surfaces, a Franke double sink, and the ultimate Bertazonni Italia Range Cooker.

The contemporary kitchen room worthy of any aspiring chef benefits from an island where you can sit and enjoy breakfast, the double aspect allows it to be flooded with natural light making it the ideal space to socialize with friends and family. This room is large enough to hold a full-sized dining table and chairs and has a wood-burning stove.

Double doors take you into the open-plan sitting room, which leads through to the garden room. The flow from the kitchen into this vast space lends itself to the perfect place to host a party.

The garden room is worthy of special merit with its high vaulted ceiling, oak flooring throughout, and an abundance

of windows with patio double doors leading to the rear BBQ area.

Leading off the kitchen is the family room with wood burner, oak flooring, and calming decor which is the place to enjoy a good book or cosy up on winter evenings.

To the rear of the property, there is a functional utility room, a study, and a cloakroom fitted with a shower steam room.

To the first floor, there are four generous double bedrooms, the master is particularly appealing with its four large windows and an en-suite shower room. The family bathroom is a "wow" with its roll-top bath, skylights, and wooden flooring.

To the second floor is a large room offering flexibility for a fifth bedroom or to be used as a study. There is also a large storage space.

To the front of the property, there is a separate stone-built building that can offer a variety of uses (subject to planning) There is a mezzanine floor above the shower room.

The back garden has been fully landscaped with Indian sandstone, mature shrubs, tree's and a lovely terraced area to enjoy a beer or a glass of wine. You will be the envy of all your friends when you host your BBQ using the bespoke outdoor granite kitchen from Alfresco. There is a potting shed for the keen gardener and a wood store.

Ambrosden is a village located in the Cherwell district of

North Oxfordshire, three miles south of Bicester and 13 miles north of Oxford. Good transport links into London via Bicester North railway station and Bicester Village station mean you can be in Marylebone Station in just under an hour.

The villages's amenities include St. Mary the Virgin Parish Church, a village hall, local shops including a post office, hair salon and a village pub, The Turners Arms, 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.

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 North and Bicester Village stations offer a frequent service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

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 within easy reach.











The property comprises of:

Ground floor- Kitchen/breakfast room, sitting room, garden room, family room, study, utility room and shower room.

First floor- Master bedroom with en-suite shower room, three further bedrooms, and a family bathroom.

Second floor- Additional bedroom with storage.

Studio/potential annex subject to planning, with shower room and mezzanine above, stone-built garden store, and ample parking.

EPC rating: C

Services - Mains Water and Drainage, Gas Central Heating.

Local Authority - Cherwell District Council.

Council tax Band - F





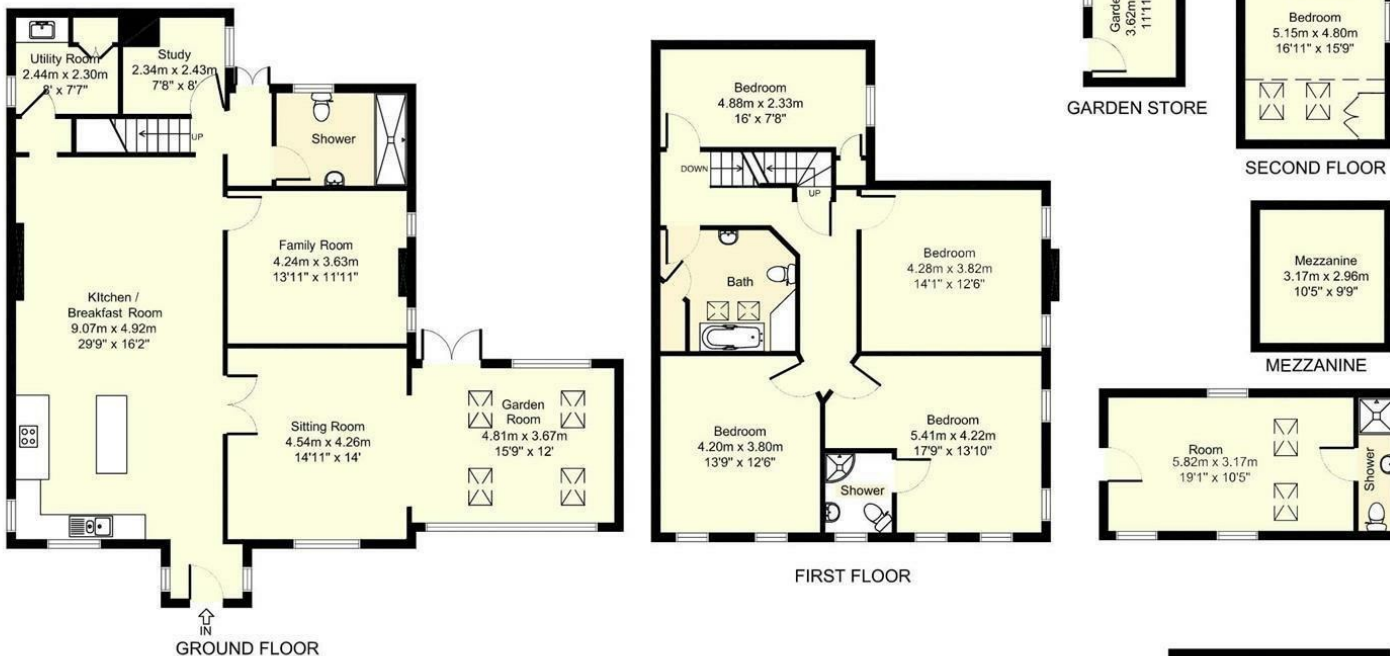




Oakley House, Old Arcott Road, Ambrosden

Ground Floor Area 1356 Sq.ft / 126 sq.m  
 First Floor Area 958 Sq.ft / 89 sq.m  
 Second Floor Area 215 Sq.ft / 20 sq.m  
 Annexe Area 226 Sq.ft / 21 sq.m  
 Mazzanine Area 97 Sq.ft / 9 sq.m  
 Garden Store Area 75 Sq.ft / 7 sq.m

Total Approx. Floor Area 2927 Sq.ft / 272 sq.m



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.





