



16, Home Farm Close, Ambrosden, OX25 2NP
£875,000

An impressive five-bedroom detached property constructed in 2023, with a double garage offering potential annex or studio accommodation above, and generous driveway parking finished to the highest of standards.

An executive property arranged over three floors offering flexible accommodation for modern family living.

A spacious entrance hallway welcomes you into this attractive property and provides access to the sitting room, kitchen/dining room, and a w.c.

The sitting room is a fabulous room, with a feature fireplace and wood-burning stove, along with bi-folding doors that open to the rear garden.

The kitchen boasts floor and eye-level units, integrated appliances, and a central island with an induction hob, ideal for preparing food.

The dining area has plenty of space for a large table and chairs, being open plan to the kitchen and lounging area it is perfect for entertaining with family and friends.

Bi-folding doors also open to the garden and patio area making for an inside-outside living space.

There is a useful utility room leading off the kitchen that also has a door to the garden.

The first floor has three double bedrooms with fitted wardrobes, and a family bathroom with both a bath and shower. The master bedroom boasts a luxurious en-suite bathroom.

The second floor has two further double bedrooms with fitted wardrobes, the largest has an en-suite shower room.

Outside there is a double garage with electric roller doors, a side door to the garden, power and light, with stairs leading to a large room above the garage with Velux windows, that could provide potential annex accommodation, a fantastic home office, or a studio.

To the front of the garage, there is plenty of driveway parking for several vehicles.

The rear garden is mainly laid to lawn with a large patio area, which is perfect for al-fresco dining and BBQ'S

Ambrosden is a small 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 at Marylebone Station in just under an hour.

The villages' amenities include St. Mary the Virgin Parish Church, a village hall, and local shops including a post office, and a village pub, lending a real feeling of community.

There is a 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.

Also within easy reach are a Tesco superstore, Marks and Spencer Food Hall, leisure facilities at Bicester Hotel Golf and Spa, and the new David Lloyd Club

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes' drive or a five-minute walk from the town centre.

Air Source heating
Underfloor heating to Gground floor
Kamdean flooring in the kitchen/utility room/cloakroom/toilet.
Tiled entrance hallway
High quality wool carpets throughout.
Hansgrohe rain showers
2 x Bosch integrated ovens
Neff ceiling extractor
Full length integrated Fridge
Full length integrated Freezer
Integrated dishwasher.
Large induction hob
Porcelain patio to rear
External patio lights and sockets.
3 level oak and glass bannisters.
Unique micro cement the bathrooms
The Driveway is laid with a resin base.
Sensor drive lighting





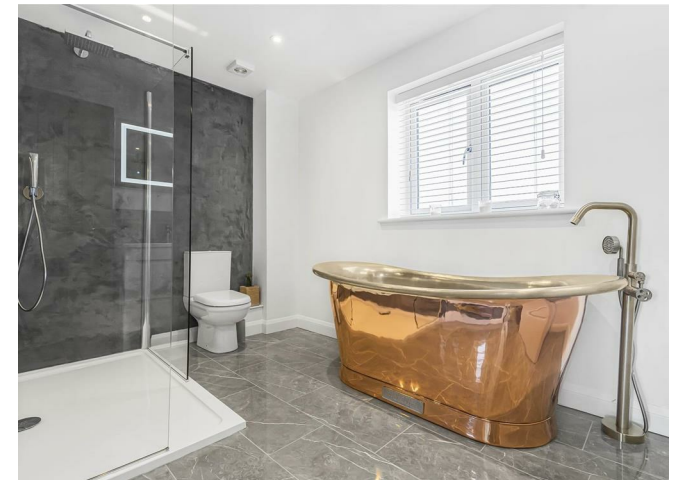
Accommodation Comprises:

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

First Floor - Master Bedroom With En-Suite With Bath and Shower, Two Further Double Bedrooms, and a Family Bathroom.

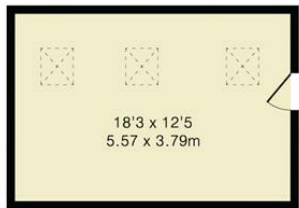
Second Floor - Fourth Bedroom With En-Suite Shower, Fifth Bedroom.

Outside - Double Garage With Electric Doors, Studio Above The Garage.

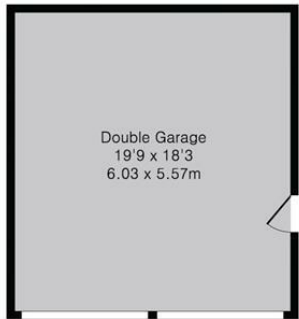




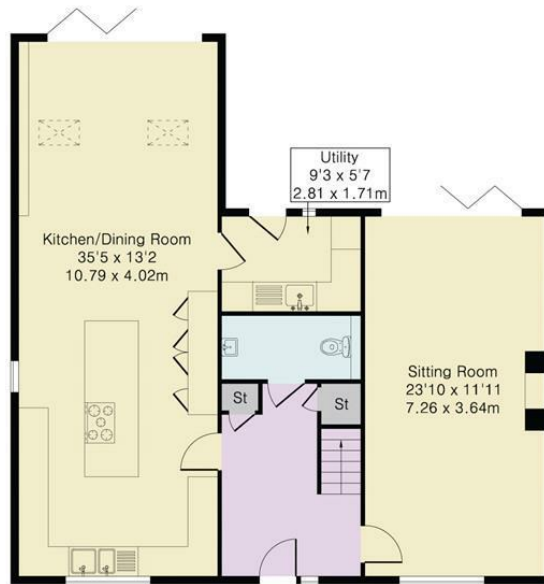
Approximate Gross Internal Area 2921 sq ft – 271 sq m
 Ground Floor Area 983 sq ft – 91 sq m
 First Floor Area 831 sq ft – 77 sq m
 Second Floor Area 518 sq ft – 48 sq m
 Garage Ground Floor Area 362 sq ft – 34 sq m
 Garage First Floor Area 227 sq ft – 21 sq m



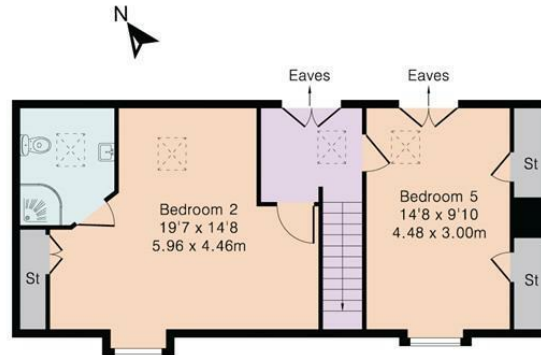
Garage First Floor



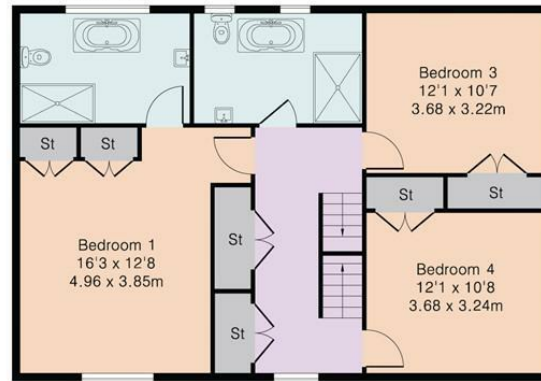
Garage Ground Floor



Ground Floor



Second Floor



First Floor



