



A substantial property offering not only flexible accommodation arranged over two floors, but a detached double garage, parking for several vehicles, occupying a south-east facing one-acre plot in the heart of the desirable village of Marsh Gibbon.

Built in 1994, this spacious 3,030 sq ft village home provides a perfect blend of modern amenities and flexible accommodation.

The private location at the corner of an exclusive cul-de-sac ensures peace and tranquillity, while the 1-acre garden offers a serene escape from the hustle and bustle of everyday life.

The large entrance hallway welcomes you into this fantastic family home, and provides access to the reception rooms, kitchen/diner, and stairs leading to the first floor.

The sitting room has a fabulous feature fireplace, and boasts views over the rear garden, with an easy flow through to the family room/snug, which offers plenty of options, it makes for the perfect room to entertain friends and family.

The kitchen/dining room is fitted with a generous number of floor and eye-level units and integrated appliances, with plenty of space for a table and chairs it ideal for more casual dining.

A useful utility room with a separate W.C and access to the garden is accessed from the kitchen.

A study /office to the front of the property is a good

size for those who need to work from home, it also offers the potential to be utilised as a playroom or family room.

A second W.C completes the ground floor accommodation.

On the first floor there are three double bedrooms, each with an en-suite, while the fourth bedroom is serviced by the family bathroom.

Outside, the 1-acre garden and strategically placed patio are perfect for basking in the sun from the enviable south-east position.

Mainly laid to lawn with mature shrubs, landscaped areas for seating, a feature pond, and so many places to relax and enjoy the sunshine, this fabulous garden offers you a tranquil setting to enjoy al-fresco dining, BBQ's or just relax with a glass of wine on a long summer evening.

With a double garage and parking for numerous vehicles this substantial family property is both practical and comfortable.

The village has many thriving organisations - a Village Hall with a diverse range of activities and social events, an active Church of England, United Reformed Church, Playgroup, School and PTA activities, Cricket, Football, Badminton, Tennis, Youth Clubs, Fishing, among others.

It also benefits from a recently refurbished Public House, a village shop, and post office

Bicester is approximately 3 miles away and has two railway stations. Bicester North offers great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station offers services to Oxford and has been upgraded to provide a further route to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford, and Birmingham.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's and Tesco supermarket, M&S foodhall and cinema complex.

Nearby 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.

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





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Dining Room, Sitting Room, Snug/Family Room, Study, Utility, W.C x 2

First Floor - Four Bedrooms, Three With En-Suite, Family Bathroom.

Outside - Detached Double Garage, Driveway Parking For Several Vehicles.

Large Garden and Patio, (The Plot Whole Extends To One Acre)

Services - All Mains Services, Oil Fired Central Heating.

Local Authority - AVDC

Council Tax Band - G





Approximate Gross Internal Area 3030 sq ft – 281 sq m  
 Ground Floor Area 1530 sq ft – 142 sq m  
 First Floor Area 1110 sq ft – 103 sq m  
 Garage Area 390 sq ft – 36 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 |                         |         |           |
| England & Wales                             |                         | 59      | 71        |
|   | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



