



A four-bedroom detached brick-built family home, with the benefit of a conservatory overlooking the delightful rear garden, a double garage, and generous parking on a desirable non-estate road in the popular village of Launton.

Situated in a lovely location at the end of a desirable cul-de-sac, this four bedroom family home is approached over a driveway with parking for several vehicles.

The entrance hallway provides access to the sitting room, kitchen/breakfast room, and the cloakroom, with stairs leading to the first floor.

The sitting room has a bay window overlooking the front garden, a feature fireplace, and French doors leading to the conservatory, making for a lovely room to entertain or just relax on long winter evenings.

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

The dining room is to the rear of the property, and enjoys views over the garden. With access from the kitchen, and the sitting room it is perfect for more formal dining,

The conservatory is a sizable room too, overlooking the delightful rear garden it makes for a lovely space to relax with a good book, to use as a playroom or a dining area.

The first floor has four bedrooms, which all have fitted wardrobes. The master bedroom benefits from having an en-suite bathroom too.

A family bathroom services the three other bedrooms.

Outside there is a double garage and plenty of driveway parking, with gated side access leading to the rear garden.

The garden to the front is mainly laid to lawn with mature trees, and makes for a very attractive feature in this delightful village home.

The rear garden is very secluded, with mature trees and colourful shrubs providing the backdrop, and a patio it's the perfect setting to enjoy al-fresco dining, BBQ's or just relaxing with a glass of wine on a summer evening.

A particularly fun feature of the garden is the pretty wooden bridge at the bottom of the garden crossing the small stream.

In all a charming property with flexible accommodation in a lovely village location, whilst still being accessible to local amenities and great commuter links

Launton has a strong community feel with its village hall, sports club, primary school, church, and two pubs, it is also one of the few villages locally that can still boast that it has a Post Office, hairdressers and the Tythe Barn.

Nearby Bicester has two railway stations. 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 has been upgraded to provide a further route to London Marylebone.

A historic market town Bicester has a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, and a cinema complex.

There is a leisure centre, with a gym and swimming pool nearby, along with a David Lloyd Club and Bicester Hotel and Golf.

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

The A41, A43 and A34 are all within easy reach.

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





Accommodation Comprises:

Ground Floor - Entrance hallway, Kitchen/Breakfast Room/Sitting Room/Dining Room/ W.C/Conservatory.

First Floor - Master Bedroom With En-Suite Bathroom/ Three bedrooms/Family Bathroom.

Outside - Double Garage, Driveway Parking For Several Vehicles.

Freehold Property.

Services - Electric Heating, Mains Water and Drainage.

Mobile Phone Connection - Please Check Using The Ofcom Website.

Internet: Please Check Using The Ofcomm Website - <https://checker.ofcom.org.uk/>

Local Authority - Cherwell District Council.

Council Tax Band - F





Approximate Gross Internal Area 1792 sq ft – 167 sq m
 Ground Floor Area 824 sq ft – 77 sq m
 First Floor Area 646 sq ft – 60 sq m
 Garage Area 322 sq ft – 30 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			
		82	
		56	
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			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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