



Fine and Country are excited to bring to market this spacious well presented Detached stone built four bedroom family home, located in the popular village of Launton which boasts many village amenities.

A beautiful four bedroom detached modern family home ideally positioned in this popular development

The entrance hall leads on to a lovely light kitchen/dinning room which runs from front to back.

Fitted with a generous number of floor and eye level units, integrated appliances, and complemented by light coloured plank tiled flooring.

There is plenty of room for a large dinning table and chairs along side the attractive window seat in the bay window which is also used for storage.

French doors lead to a generous patio area.

From the kitchen you can access the useful utility area which also has a door out onto the patio.

The Living room also runs from front to back so has the benefit of lots of light from the large window to front and the French doors to back.

The cloakroom off the hall completes the ground floor accommodation.

On the first floor, there are 4 bedrooms, three doubles and a family bathroom.

The master bedroom benefits from two fitted wardrobes and an en-suite shower room.

Outside the rear garden is mainly laid to lawn with a patios area for dinning and BBQ's.

There is a single garage which has been converted into half office, half storage. The office can be accessed from the stepping stone path across the lawn. The storage is accessed from the driveway through an up and over garage door.

The thriving village of Launton boasts a wide variety of well-supported cultural, sporting, and social groups for adults and children. Positioned alongside excellent transport links to larger towns and cities that make it an ideal place for young families and professionals alike.

The village has its own primary school and two pubs, both within walking distance, as well as a post office, general store, and hairdresser.

There is a regular bus service to neighbouring Bicester and beyond.

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.

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.

The town is a historic market centre, but has shown major ambitions for growth through the development of the internationally recognized Bicester Village Shopping Centre, the town centre redevelopment, and Bicester Eco-town.

\*\*This property is owned by an employee of the Fine and Country \*\*





Accommodation Comprises:

Ground floor - Entrance Hallway, Cloakroom, Sitting Room, Kitchen/Dining Room, Utility.

First Floor - Principle Bedroom with En-Suite Shower Room, Two Further Double Bedrooms, Bedroom Four, Family Bathroom.

Outside - Enclosed Private Rear Garden, Off Road Parking for Two cars, Garage / Home Office

Local Authority - Cherwell District Council

Council Tax Band - F

Freehold Property with an estate management charge for park and grounds maintenance of £350 per year.

Services - Mains Water - Thames Water

Gas - Calor Gas (communal tank at front of development)

Broadband - Seethelight

Electric - EON

Mobile Phone Connection - Please Check Using The Ofcom Website.





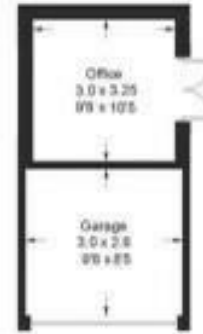
Approximate Gross Internal Area  
 Ground Floor = 61.3 sq m / 660 sq ft  
 First Floor = 60.5 sq m / 651 sq ft  
 Garage & Office = 17.9 sq m / 193 sq ft  
 Total = 139.7 sq m / 1504 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 93        |
| (81-91) B                                   |  | 85                      |           |
| (69-80) C                                   |  |                         |           |
| (55-61) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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   |  |                         |           |
| (55-61) 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 |           |

