



A rare opportunity to purchase a detached stone-built period property with flexible accommodation arranged over two floors occupying a generous plot in a fantastic rural location, enjoying stunning views over open farmland, whilst being a short drive to excellent commuter links and amenities.

Welcome to this charming period property located on the edge of the picturesque village of Stoke Lyne,

The extensive front garden of this delightful character cottage offers the perfect spot for a morning coffee, with colourful borders, mature trees, wilding lawn, and a lavender path leading to the front door.

A stone-built porch leads to the large reception room at the front of the property, which boasts exposed beams, large windows overlooking the garden, and an attractive feature fireplace, making for the perfect room for both large gatherings and cosy winter evenings alike.

The kitchen/dining room, extended in the 1980's, and recently refurbished provides a light and spacious room that enjoys views on three sides over the garden, patio, and far-reaching views of the farmland beyond.

Fitted with a generous number of countrystyle units, a Smeg cooker, and space for a large fridge freezer it makes for easy entertaining and cooking for the whole family.

The dining area has an attractive stable door leading to the rear garden, and a sheltered patio with plenty of space for a large table and chairs, making both casual and formal dining a comfortable event.

Leading off the kitchen is a reception room that provides a versatile family space with access from the sitting room and enjoying views over the garden.

A useful, and recently refurbished utility room with access to the double garage, and the garden along with a separate cloakroom complete the ground floor accommodation.

Stairs from the sitting room lead to the first floor, which has four double bedrooms, a single bedroom, and a family bathroom. The double-aspect master bedroom was added to the rear of the property, with a large en-suite bathroom and fitted wardrobes it is a luxurious room for modern family living.

This stone-built house offers stunning views of the surrounding countryside, creating a peaceful and idyllic setting.

Enclosed by mature hedging, the rear garden is mainly laid to lawn with fruit trees and shrubs providing colour, but without a doubt the stunning views over open farmland and the tranquility provide a complete escape from the everyday hustle and bustle of work.

The attractive patio is also perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

One of the huge benefits of this property is the double garage with electric doors, and the generous driveway providing convenient parking for 4/5 vehicles.

Situation

Stoke Lyne is a small, rural village situated in the northeast corner of Oxfordshire. Within the village is the parish Church of St Peter, The Peyton Arms public house, and a

dedicated village field and playground.

Both the nearby villages of Fringford and Fritwell, have well-regarded primary schools.

Everyday shopping facilities, leisure facilities, and schools are in Bicester which is about 4 miles away, with more extensive provision in Banbury, Buckingham, and Brackley including Waitrose stores.

There are numerous renowned local independent schools in the area including Dragon, St Edward's, Oxford High, Beachborough, and Stowe, which are all served by an extensive school bus network.

The local area boasts a wide selection of walking and riding along with a network of footpaths and bridleways.

Bicester is the nearest town and 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 offers a direct service to Oxford and an additional service to London Marylebone.

By car, the M40 is within easy reach and offers access to London, M25, Oxford, and Birmingham.





Accommodation Comprises:

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

First Floor - Master Bedroom, En-Suite Bathroom, Four Bedrooms, and A Family Bathroom.

Outside - Wrap-Around-Garden, Double Garage, Driveway Parking.

Services :

Mains Water - Thames Water

Drainage - Septic Tank

Electric - Southern Power

Oil Fired Central Heating

Mobile Phone Coverage: Please Check Using The Ofcom Website.

Internet: Please Check Using The Ofcom Website -

<https://checker.ofcom.org.uk/>

LPG Gas Bottles For The Hob and Gas Fire.

Local Authority - CDC Band F





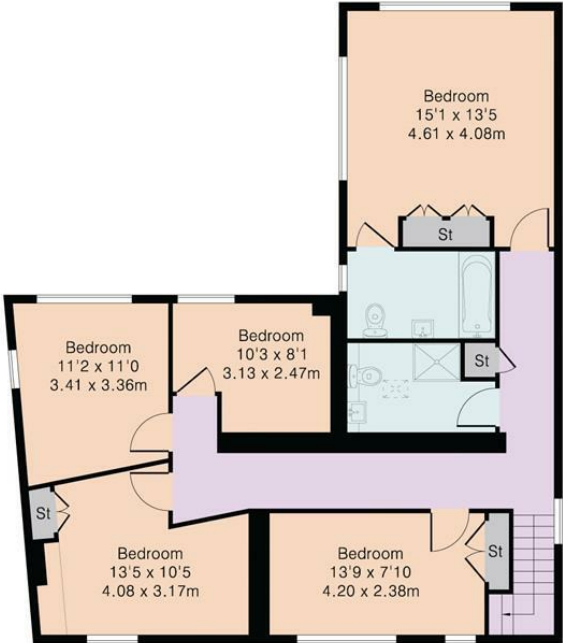
Approximate Gross Internal Area 2284 sq ft - 212 sq m

Ground Floor Area 1318 sq ft – 122 sq m

First Floor Area 966 sq ft – 90 sq m



Ground Floor



First Floor

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	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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

