



Situated on a delightful plot within the popular village of Launton, Little Orchard is an attractive detached house that offers a perfect blend of modern living and traditional comfort, boasting an abundance of flexible living space, making it ideal for families or those who enjoy entertaining.

Little Orchard occupies a corner plot on the highly regarded Spinney in Launton. Approached via a pair of five-bar gates leading to the driveway which has generous parking, you are welcomed by the impressive timber-framed entrance porch, which sets the scene for what is to follow in this stunning family home.

Upon entering, you are also greeted by a light and spacious entrance hallway, with Parquet flooring, and a feature staircase to the first floor.

The property features three well-proportioned reception rooms, including a separate sitting room, a study, and a dining room, each one is enhanced by large windows that flood the spaces with natural light. This creates a warm and inviting atmosphere throughout.

The current sellers have utilised one of the large reception rooms on the ground floor as a fifth bedroom, but it would lend itself to being a family room or a dining room.

The house comprises four spacious bedrooms, and three well-appointed en-suites providing ample accommodation for family and guests.

A newly re-fitted downstairs utility room, boot

room, and W/C add to the convenience of this home, making daily living a breeze.

The large plot also includes a detached garage, offering additional storage or potential for a workshop.

In summary, Little Orchard is a delightful family home in a vibrant village setting, offering flexible accommodation to meet contemporary living requirements.

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.

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 - Covered Entrance Porch, Large Entrance Hallway, Sitting Room, Dining Room, Kitchen, Family Room/Bedroom Five, W.C, Boot Room, Study, Utility Room.

First Floor - Master Bedroom With En-Suite Bathroom, and Dressing Room, Three Further Bedrooms, Two With En-Suite Shower Rooms,

Outside - Gated Entrance, Landscaped Garden, Double Garage, Patio Area, Raised Vegetable Beds.

Material Information.

Freehold Property.

Bradstone, and Timber Clad, Tiled Roof.

Local Authority - Cherwell District Council.

Council Tax Band-G

Mains Drainage

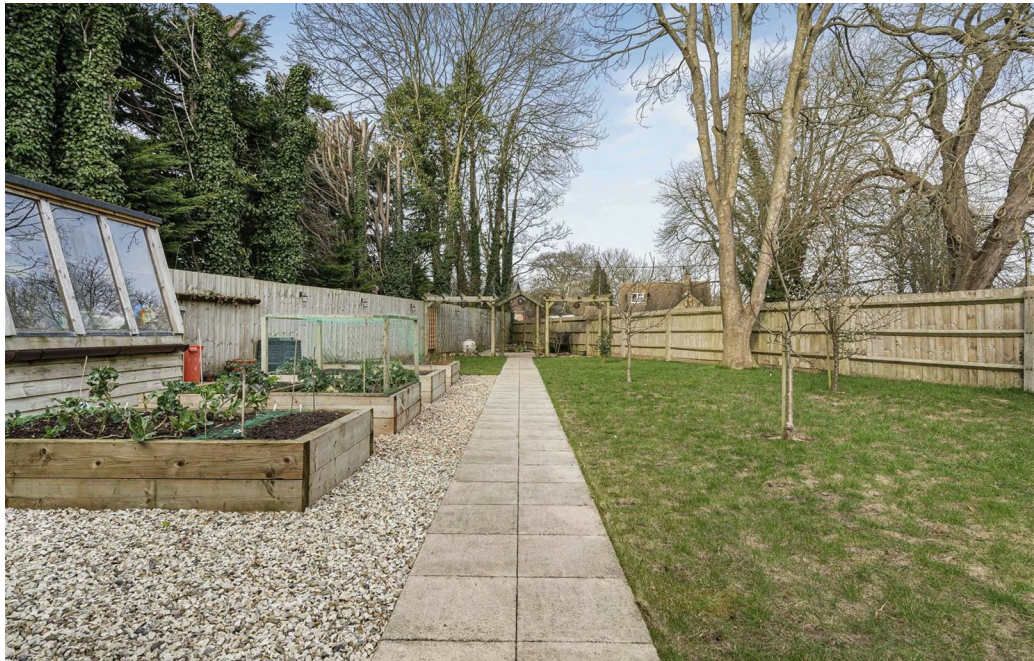
Mains Water,

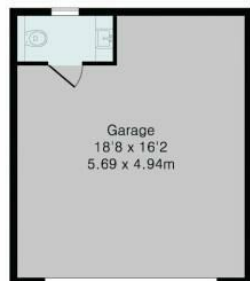
Oil Fired Central Heating

EPC Rating -D

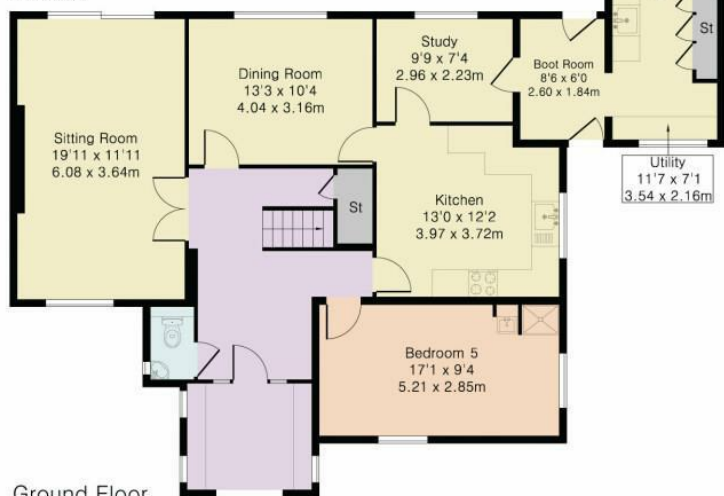
For Mobile Phone and Internet Coverage Please Use Ofcom website
<https://checker.ofcom.org.uk/>







Garage



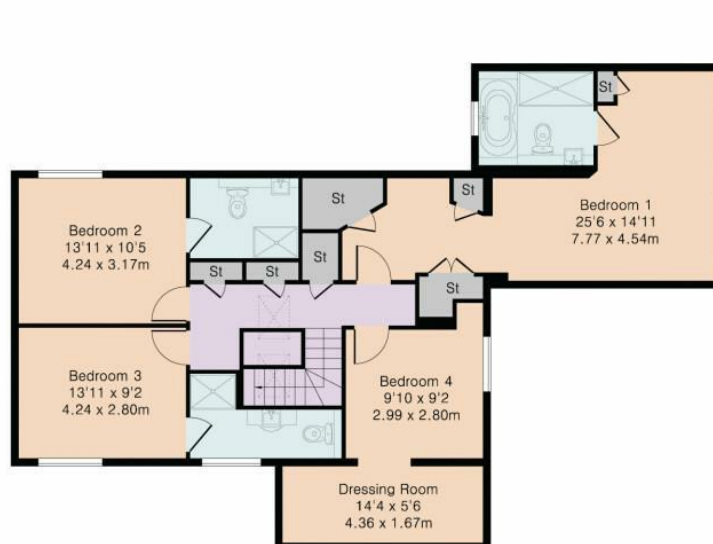
Ground Floor

Approximate Gross Internal Area 2532 sq ft - 235 sq m

Ground Floor Area 1230 sq ft – 114 sq m

First Floor Area 999 sq ft – 93 sq m

Garage Area 303 sq ft – 28 sq m



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	

