



An attractive detached family home with four double bedrooms and a secluded garden, located on a popular development within the desirable Oxfordshire village of Launton, which is a short drive to excellent commuter links.

A beautifully presented detached modern family home ideally positioned towards the end of this popular development

The entrance hallway leads to the stunning kitchen/dining room at the rear of the property.

Fitted with a generous number of floor and eye level units, integrated appliances, and complemented by the light coloured tiled flooring it is a light and welcoming space for entertaining.

There is plenty of room for a large dining table and chairs overlooking the garden.

French doors lead to the generous patio area, making for a lovely feeling of inside-outside living.

The living room is to the front of the property and has a pretty bay window seat.

A useful utility room, with a door to the garden and cloakroom, completes the ground floor accommodation.

On the first floor, there are four double bedrooms and a family bathroom. Bedrooms one & three benefit from fitted wardrobes and bedroom two offers a floor-ceiling storage cupboard. Bedroom

one has a further full-height cupboard for additional storage. You can also enjoy views from the bedrooms over the open countryside.

The master bedroom and second bedroom benefit from having an en-suite shower room.

Outside the rear garden is mainly laid to lawn with shrub and flower beds along with a large patio area for al-fresco dining and BBQ's

There is an integral garage, with a courtesy door to the garden and driveway parking to the front.

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 numerous shops including a post office, general store, butcher, baker, 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.











### Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Dining Room, Living Room, Utility Room, W.C

First Floor - Four Double Bedrooms, Two En-Suites Bathrooms And Family Bathroom.

Outside - Enclosed Rear Garden, Patio Area, Gated Side Access, Garage and Driveway Parking.

Services - Mains Electricity, Water and Drainage, Calor Gas Supply Piped From a Central Storage Point.

Local Authority - Cherwell District Council: Band F



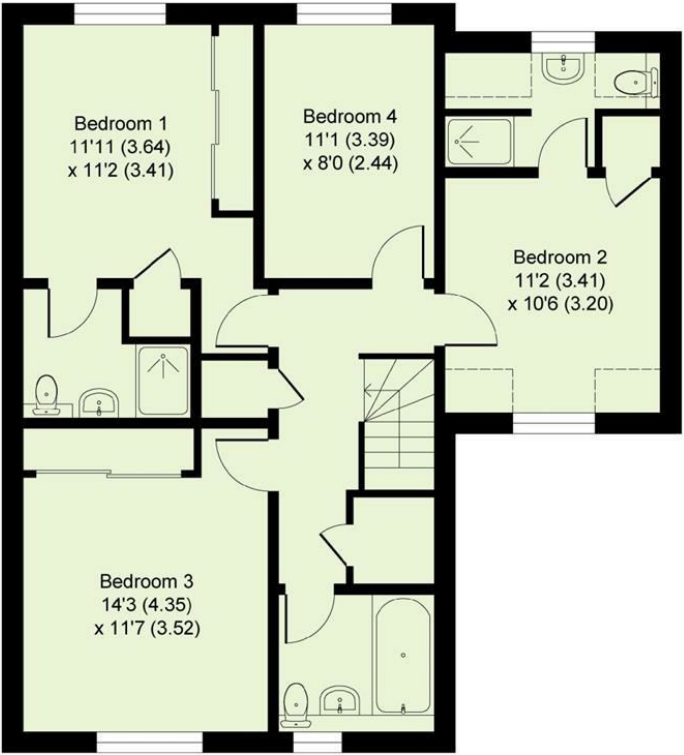




APPROX. GROSS INTERNAL FLOOR AREA 1653 SQ FT / 154 SQ M



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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 <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	



