



A fantastic opportunity to purchase a fabulous village home offering flexible accommodation to suit contemporary family living. Featuring a stunning orangery, and a private south-facing walled garden, along with potential annex accommodation, and plenty of parking in the heart of a desirable Oxfordshire village.

Approached over an extensive driveway providing parking for several vehicles, with attractive shrubs and an area laid to lawn this substantial family home sits beautifully within its plot.

The entrance hallway with its pitched roof lantern is a stunning feature of this individually styled home, and provides access to both the rooms on the ground floor, and the stairs leading to the first floor.

The kitchen/breakfast room is fitted with a generous number of floor and eye-level units and integrated appliances complemented by Karndean flooring. A useful utility room with a door to the garden is accessed via the kitchen too.

The breakfast room has plenty of space for a large table and chairs making it ideal for casual dining with friends and family.

A more recent addition to the property is the orangery with two sets of French doors, which was completed in 2018. With access to the kitchen, and the family room/study and overlooking the delightful rear garden it is a family favourite in the spring and summer.

The sitting room is open plan to the dining room, with a feature fireplace it provides not only a cosy room for long winter evenings, but the perfect space for more

formal dining and entertaining.

The study can be accessed via the hallway, and the orangery, it has also been utilised as a family room, and it offers yet further flexibility to be utilised as a bedroom with the bathroom adjacent to it.

Two double bedrooms, one with en-suite shower, plus a shower room complete the ground floor accommodation in the main house.

The current owners have also converted the former garage and a large reception room with a bay window to provide annex accommodation with a door to the front, making it ideal for those who require separate living.

It offers also huge potential to be utilised as a large home office, or a luxurious master suite.

The first floor has two bedrooms with some restricted head height, one of the bedrooms benefits from having an en-suite shower, and generous eaves storage.

Outside the garden is mainly laid to lawn with a patio and pergola for al-fresco dining and BBQ's.

A stone-built outbuilding in the corner of the garden has power and light, ideal for those who need a quiet spot to work from home, or enjoy hobbies.

Stratton Audley is a small village highly regarded within the area. The village has a broad and varied social life, and a Norman church.

The village is about 2.5 miles north-east of Bicester and about a quarter of a mile south of the A4421 Bicester to Buckingham road.

Bicester Village Station offers a service to Oxford and provides 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.

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

More recent additions are the Tesco supermarket, Marks and Spencer Food Hall, with further shops planned in the new retail park.

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 - Large Entrance Hallway, Kitchen/Breakfast Room, Dining Room, Sitting Room, Orangery, Study/Family Room, Shower Room, Family Bathroom, Two Double Bedrooms, One With An En-Suite Shower.

Annexe Accommodation With Separate Access To The Front, Has A Double Bedroom, Shower, Kitchen/Sitting/Dining Room. ( Previously Used As A Home Office And Studio )

First Floor - Two Bedrooms, One Has An En-Suite Shower, Eaves Storage.

Outside - Sweeping In and Out Driveway Providing Parking For Numerous Vehicles.

Gated Access To The Rear Garden, Large Walled Garden, Patio Area With A Pergola, Two Storage Buildings, A Detached Stone-Built Studio.

Freehold Property In A Conservation Area.

Construction - Bradstone With Tiled Roof.

Services - Oil-Fired Central Heating.

Mains Electric

Mains Water and Drainage.

Broadband - Currently Being Upgraded To Superfast Broadband.

Mobile Phone Coverage - Please Check Using The Ofcom Website -

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

Local Authority - Cherwell District Council.

Council Tax Band - G

Annex Council Tax Band - A

EPC -









## Approximate Gross Internal Area 2722 sq ft - 253 sq m

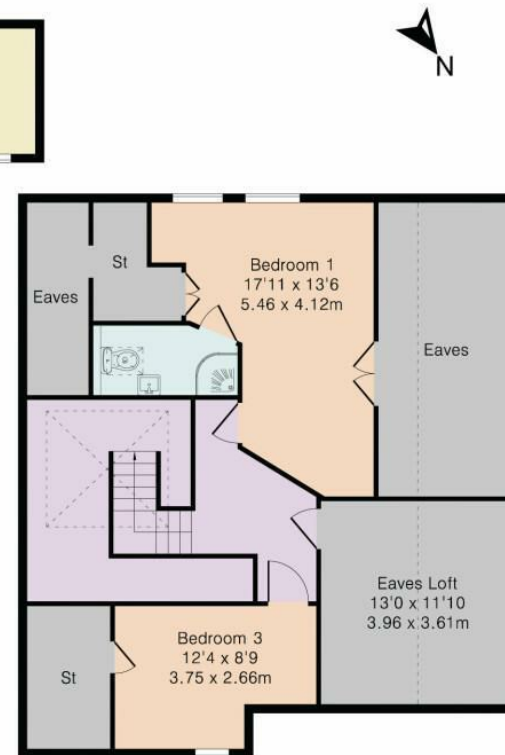
Ground Floor Area 2035 sq ft – 189 sq m

First Floor Area 590 sq ft – 55 sq m

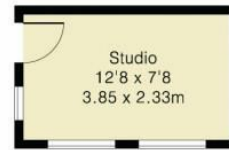
Outbuilding Area 97 sq ft – 9 sq m



Ground Floor



First Floor



Outbuilding

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 <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			
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