



Welcome to this charming semi-detached two-bedroom house in the popular village of Launton. The property boasts a perfect blend of character and modern features, along with a pretty rear garden and a home office.

As you step inside, you are greeted by a lovely hallway in keeping with the character of this immaculately presented 1930's property.

The cosy sitting room that leads to an open-plan living and dining space, makes it ideal for entertaining friends and family.

With wooden flooring, original coving, and a feature fireplace the sitting room is everything you would hope for in a stylish period home.

The dining room is open to both the kitchen and the sitting room, lending itself to formal dining or being utilised as a family room/playroom. with a log-burning stove adding to the character.

The extension to the rear makes the kitchen a chef's dream, offering both style and functionality. With plenty of floor and eye-level units, integrated appliances, and space for a table and chairs it is perfect for casual dining and entertaining.

A W.C completes the accommodation on the ground floor.

With two double bedrooms and a luxurious bathroom suite on the first floor, this home provides

comfortable living spaces for you to unwind and relax.

Outside the property has a delightful rear garden, mainly laid to lawn with mature shrubs and trees, which provide a lovely back droop to enjoy al-fresco dining and BBQ's

The garden home office is a fantastic addition, perfect for those who work from home or need a quiet space to focus.

The front garden is also attractive, with mature shrubs and borders enclosing the lawn. Convenience is key with driveway parking available at the front of the property.

Don't miss the opportunity to make this house your home, where every detail has been carefully considered to offer you the perfect blend of comfort and style.

Launton has a strong community feel with its village hall, sports club, primary school, church and a pub, 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 - Entrance Hallway, Sitting Room, Dining Room, Kitchen/Dining Room, W.C

First Floor - Two Double Bedrooms Family Bathroom, With Bath and Separate Shower.

Outside - Driveway Parking, Front Garden Laid To Lawn, Enclosed rear Garden, Patio, Sheds, Garden Room/Home office.

Freehold Property

Brick Under Tiled Roof

EPC Rating -

Services - Mains Water, Mains Drainage, Oil Fired Central Heating.

Broadband Coverage - Check With Ofcom

Mobile Phone Coverage - Check With Ofcom

Local Authority - Cherwell District Council.

Council Tax Band - C



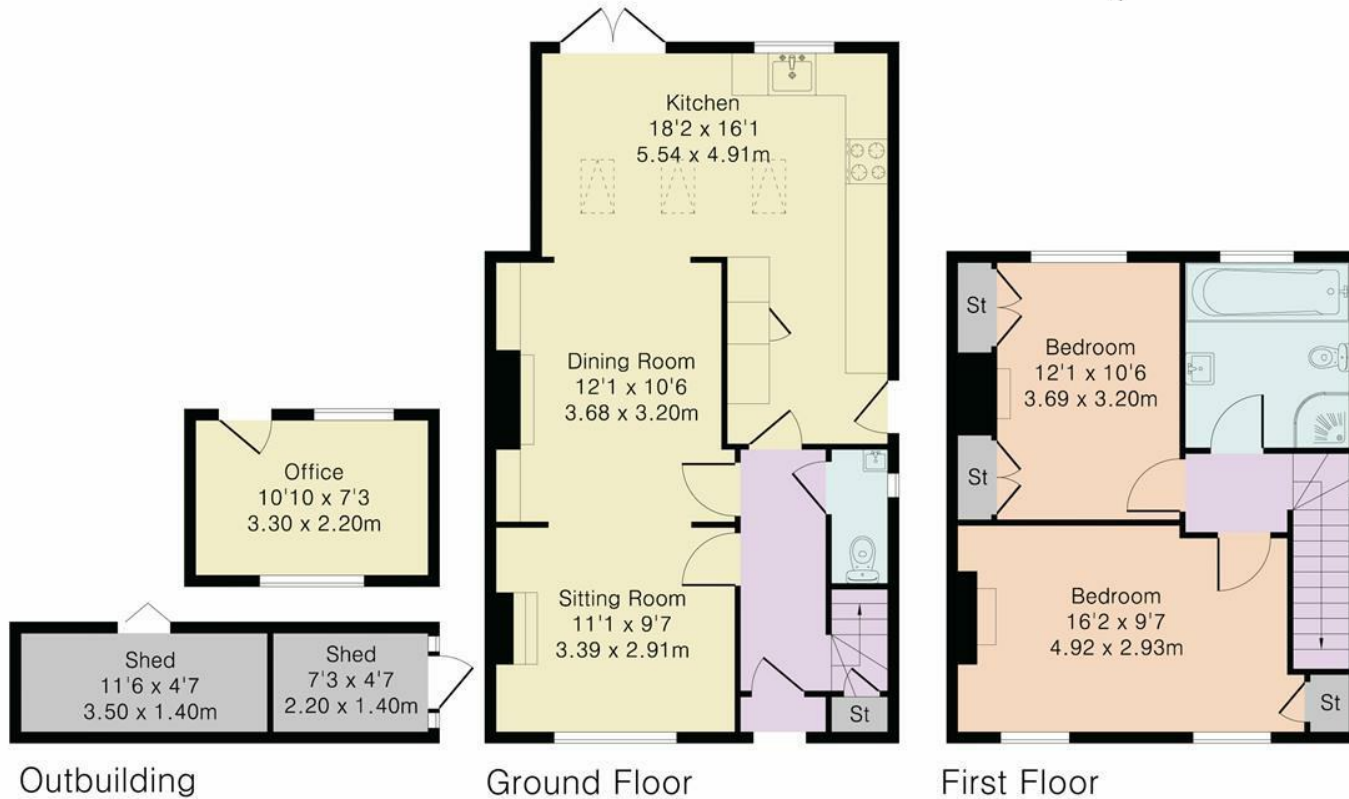


Approximate Gross Internal Area 1120 sq ft – 104 sq m

Ground Floor Area 556 sq ft – 52 sq m

First Floor Area 399 sq ft – 37 sq m

Outbuilding Area 165 sq ft – 15 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



