



A delightful stone-built period property, extended and completely refurbished by the sellers to provide four bedrooms, and fabulous living accommodation, with a stunning south-facing rear garden, in the heart of the desirable Oxfordshire village of Stratton Audley.

Having been comprehensively re-configured and tastefully refurbished by the current sellers, Mallories offers light, spacious, and flexible accommodation arranged over two floors, with a beautiful rear garden.

A large entrance hallway provides access to the kitchen/dining room and the sitting room. With views over the rear garden, it makes for the perfect space for those that work from home, it would also make an ideal playroom, being adjacent to the kitchen.

The kitchen/dining room is fitted with a generous number of floor and eye level units, along with integrated appliances.

Exposed timbers and stonework blend seamlessly with the limestone flagstones, underfloor heated, and help to create a fabulous space for preparing meals, and dining with friends and family.

A useful utility room accessed from the kitchen has a door to the rear garden.

The sitting room is stunning, with wide elm floorboards, and a brick-built feature fireplace with a wood-burning stove it is easy to imagine long winter evenings in front of the fire being enjoyable, along with large family gatherings throughout the year.

Leading off the sitting room is the garden room, added by the current sellers it is a fantastic room and offers the flexibility to be utilised for a number of purposes, whilst

enjoying the views over the lovely rear garden.

Accessed via the garden room is another room that lends itself to being used as an additional workplace or large storeroom.

A W.C completes the ground floor accommodation.

On the first floor, there are four double bedrooms and a family bathroom.

The master suite is double aspect taking in the views over the rear garden, it also boasts a dressing room and luxurious en-suite shower room.

Outside the property has lots to offer, with the garden mainly laid to lawn, and planted with mature trees and shrubs there is plenty of space for children to enjoy kicking a football, along with scope for the keen gardener to grow vegetables, and tend to the roses.

The terrace is the perfect setting for al-fresco dining and BBQ's, additional seating areas are well placed around the garden where you can enjoy the sun as it moves around, whilst enjoying a cup of coffee or a glass of wine.

A shed and wood store are ideal for the garden tools, and there is gated access to the right-hand side of the property. There is off road parking to the rear of the property.

Stratton Audley is a small village highly regarded within the area. The village has a broad and varied social life centered around the Red Lion public house and the 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 - Entrance Hallway, Study, Sitting Room, Garden Room, Office, Kitchen, Dining Room, Utility Room, W.C

First Floor - Master Bedroom With En-suite And A Dressing Room, Three Further Bedrooms, And A Family Bathroom.

Outside - Large Rear Garden, Garden Terrace, Vegetable Garden, Well, Gated Side Access, Off Road Parking.

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

Local Authority - Cherwell District Council.

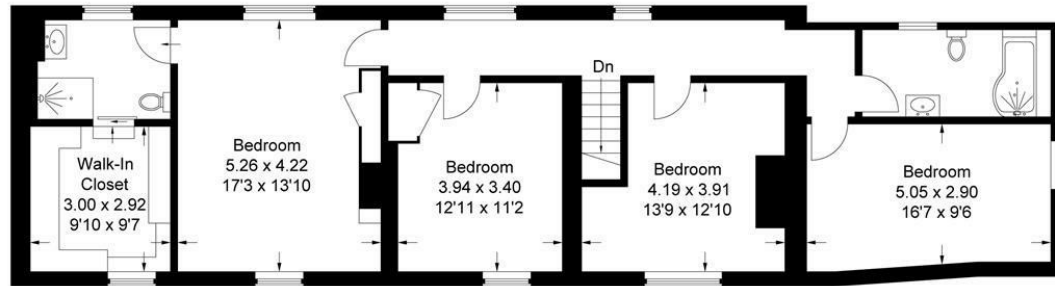
Council Tax Band - G

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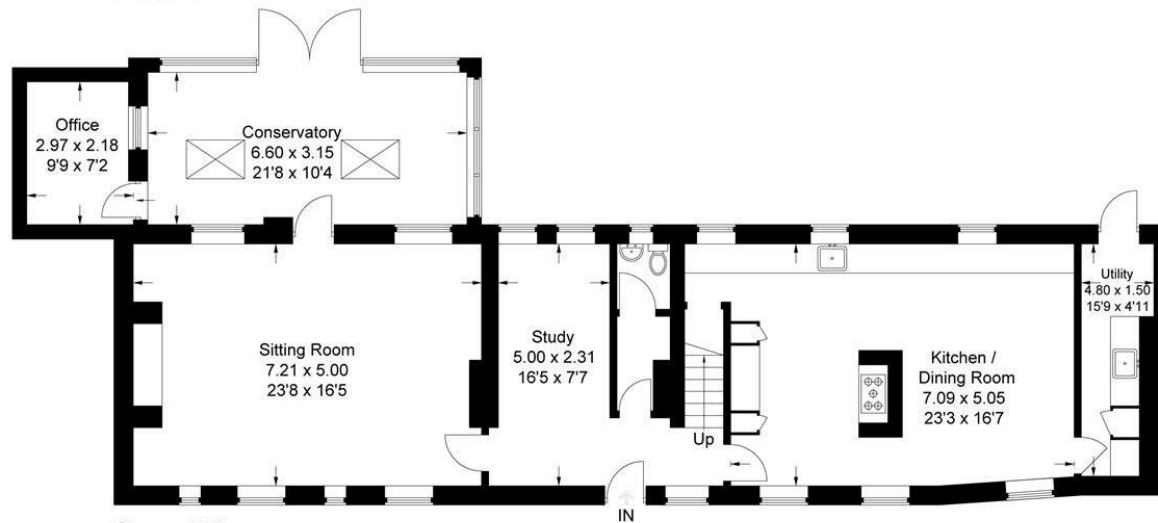




Approximate Gross Internal Area
 Ground Floor = 136.6 sq m / 1,470 sq ft
 First Floor = 108.0 sq m / 1,163 sq ft
 Total = 244.6 sq m / 2,633 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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