





A deceptively spacious four-bedroom family home offering flexible accommodation arranged over two floors, with an attractive rear garden, double garage, and plenty of driveway parking.

A detached brick-built property in a village location a short drive to excellent commuter links with generous accommodation.

Approached over a gravel driveway Millstones occupies a generous plot along with parking for several vehicles.

The entrance porch leads to a light and spacious hallway with stairs to the first floor.

The kitchen/breakfast room to the front of the property is fitted with floor and eye-level units and integrated appliances.  
A useful utility room is accessed via the kitchen and has a door to the garden.

The dining room is just off the hallway at the front of the property and offers a lovely space for formal dining, but it would lend itself to being utilised as a playroom or family room.

The sitting room is a fantastic room with French doors to the garden and a feature fireplace making it perfect for enjoying both large family gatherings and cosy winter evenings alike.

A study and cloakroom with a shower complete the ground floor accommodation.

The first floor has a master bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms, and a family bathroom with a walk-in shower.

Outside the property has a delightful rear garden, mainly laid to lawn with mature shrubs and trees, an attractive pond, and plenty of places to enjoy al-fresco dining or just a pretty place to sit whilst enjoying a glass of wine watching the sunset.

To the right-hand side of the property, there is plenty of space for the greenhouse, and the workshop is perfect for storing all the garden tools.

The double garage has an electric door to the front and a side door to the garden.

The village of Upper Arncliffe is approximately 3.5 miles southeast of Bicester enjoys natural gas, good internet speeds, and buses direct to Oxford and Bicester.

There is a village shop for day-to-day needs, a recreation ground, and a village hall.

For those that commute Bicester has two railway stations, Bicester Village and Bicester North. Both Bicester North and Bicester Village offer commuter

services to London Marylebone, Oxford and Birmingham.

Junction 9 of the M40 is within easy reach and offers access to London, M25, and Birmingham. The A41, A43 and A34 are also within easy reach.

Bicester 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.

Leisure facilities can be found in Bicester along with a David Lloyd club, and Bicester Hotel and Golf on the edge of the town.

Bicester Avenue, just a short drive from the town centre, is very popular with a large garden centre and shops.

A Marks and Spencer Food Hall, and further shops can be found in the newly completed Bicester Retail Park.

Nearby Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes drive or a five-minute walk from the town centre.









Accommodation Comprises:

Ground Floor - Enclosed Porch, Entrance Hallway, Kitchen/Breakfast Room, Dining Room, Sitting Room, Study, Utility Room, Cloakroom With A Shower.

First Floor - Master Bedroom With En-Suite, Three Further Bedrooms, Family Bathroom.

Outside - Enclosed Rear Garden, Gated Access To Both Sides, Driveway Parking For Several Vehicles, Double Garage, Storage Shed/ Workshop With Power And A Sink, Greenhouse.

Services - Gas Central Heating, Mains Water, Mains Drainage, Water Softener.

Local Authority - Cherwell District Council.

Council Tax Band - F









Approximate Gross Internal Area 2410 sq ft – 224 sq m  
 Ground Floor Area 1011 sq ft – 94 sq m  
 First Floor Area 989 sq ft – 92 sq m  
 Garage Area 301 sq ft – 28 sq m  
 Outbuilding Area 109 sq ft – 10 sq m



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			
(61-91) 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	



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