



A fantastic opportunity to purchase a beautifully presented four-bedroom period home bursting with character features with a stunning sitting room on the first floor, a fabulous orangery, and kitchen/breakfast room, along with a garden room/studio, and landscaped garden in the Oxfordshire village of Wendlebury.

A stone-built period home with a fabulous south-facing garden offering flexible accommodation, and large reception rooms, finished to exacting standards in a tucked-away location within the popular Oxfordshire village of Wendlebury.

Approached via a pair of wooden gates, The Stables boasts a timber-framed porch, which leads to the stunning entrance hallway with Kamdean flooring, and a vaulted ceiling setting the scene for what is to follow in this immaculately presented village home.

The kitchen/breakfast room is fitted with a generous number of painted, and oak farmhouse units, including a large island, which has a breakfast bar, all complemented by Corian work surfaces, and Kamdean flooring.

A pretty window seat, shuttered windows, and exposed timbers add to the character.

This fabulous family home has two large reception rooms worthy of note.

The Orangery provides a light and spacious area that offers the opportunity to be used for a number of purposes. The current sellers have enjoyed leisurely weekend lunches in the dining area overlooking the garden and the water feature.

There is also plenty of space for large sofas, making it easy to relax or entertain with friends and family.

A useful utility room is accessed via the kitchen, and has a door to the courtyard garden to the front of the property. In addition to the utility room, there is a larder, which is ideal for all the family's everyday needs.

The principle bedroom is on the ground floor, with a vaulted ceiling, exposed timbers, a walk-in dressing room, and a luxurious en-suite bathroom it is sure to impress.

In addition to the main bedroom, there are two further double bedrooms and a well-appointed family bathroom.

An impressive staircase leads to the first floor, which has an amazing "floating" landing providing access to the sitting room.

The sitting room is just shy of 25ft in length, with exposed stone walls, and a large feature fireplace with a wood-burning stove, it certainly provides a "wow" that will impress your guests!
A door from the sitting room takes you to steps down to the courtyard garden to the front of the property.

The guest bedroom is also an impressive room with it's contemporary en-suite.

The generous landing is large enough to provide the perfect space for a study area for those who need to work from home.

Outside to the front the courtyard is completely enclosed, providing the ideal space for an evening drink or play equipment, such as the current sellers have used with their table tennis table.

The garden to the rear has a generous patio for al-fresco dining and BBQ's, along with further seating areas surrounded by colourful shrubs and mature hedging.

The water feature provides a gentle backdrop for relaxing evenings, there is even a boules pitch for the competitive members of the family.

A timber-framed garden room with a shower, and a kitchenette is ideal for weekend parties, it would also lend itself to being utilised as a home office or "den" and space for a sleepover for the teenagers of the house.
The property is accessed over the original courtyard, and has a right of access beyond the wooden gates that is shared with just one other property.

The driveway sweeps round to the rear of the property, and provides parking for 4 vehicles.

The popular village of Wendlebury is approximately 2 miles from Bicester.

There is a village hall where there are regular events for people of all ages, a village pub "The Lion" which has been fully renovated and a 13th Century church.

For those who enjoy walking, there are various footpaths where you can explore the surrounding countryside.

For commuting, nearby Bicester has two stations. Bicester North offers great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village train station offers services to Oxford Parkway, Oxford, and London Marylebone.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham.

Several bus services run through the village for local private and state schools, and the popular S5 from Bicester to Oxford also runs through the village.

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

More extensive shopping facilities and cultural amenities can be found in Oxford and Banbury.

There is a leisure centre, with a gym and swimming pool nearby, with further facilities at the David Lloyd Club, Bicester Hotel, and Golf a short drive away.

Nearby Bicester Village is a dream destination for designer shopping with 170 luxury boutiques and eateries.





Accommodation Comprises:

Ground Floor - Large Entrance Hallway, Kitchen/Breakfast Room, Larder, Utility Room, Orangery/Family Room/Dining Room, Master Bedroom With A Dressing Room, and En-Suite Bathroom, Two Further Double Bedrooms, Family Bathroom.

First Floor - Sitting Room, Galleried Landing, Large Guest Suite With En-Suite Shower, W.C

Outside- Parking For Several Vehicles, Patio Area, Rear Garden, Water Feature, Timber Framed Garden Room/Studio With A Shower Room.

Detached
Freehold Property
Stone-Built Under Tiled Roof
Shared Driveway
Grade II Listed
Local Authority - Cherwell District Council
Council Tax Band - F
Services:
Underfloor Heating Throughout The Property
Mains Water - Thames Water
Mains Drainage - Thames Water
Oil Fired Central Heating - New Oil Tank and Bolier

Broadband - BT - Check coverage Using The Ofcom Website
Mobile Phone Coverage - Check Using The ofcom Website





Approximate Gross Internal Area 3401 sq ft - 317 sq m

Ground Floor Area 2062 sq ft – 192 sq m

First Floor Area 1063 sq ft – 99 sq m

Annex Area 276 sq ft – 26 sq m



Ground Floor



First Floor

