



An executive five-bedroom detached property completed earlier this year, with flexible accommodation arranged over three floors, with a workshop, and a double garage with a studio/home office above, finished to exacting standards throughout.

An impressive detached brick-built property providing fantastic flexible and contemporary accommodation for modern family living.

A light and spacious hallway welcomes you into this attractive property and provides access to the sitting room, W.C, and kitchen/dining room.

The sitting room is a fabulous room, with Karndean flooring, a feature fireplace, and a wood-burning stove, along with bi-folding doors that open to the rear garden.

The kitchen boasts floor and eye-level units, integrated appliances, space for an American fridge/freezer, and a large breakfast bar, which is perfect for not only preparing food but also enjoying a coffee or glass of wine with friends and family.

The dining area has plenty of space for a large table and chairs, being open plan to the kitchen and lounging area, and boasting bi-folding doors to the garden it is perfect for entertaining.

There is a useful utility room leading off the kitchen that also has a door to the garden.

The first floor has two double bedrooms with fitted wardrobes and a large family bathroom with both a

bath and a shower. The master bedroom has a walk-in wardrobe and an en-suite shower room.

The second floor has two double bedrooms and an en-suite shower.

Outside to the front, there is a double garage with electric doors, and driveway parking for several vehicles.

A staircase at the side of the garage provides access to the room above, which has Velux windows, a shower, and a kitchen area, making for a perfect home office, games room, or studio.

The rear garden is a lovely size, with a large patio area, which is perfect for al-fresco dining and BBQ'S

A timber-framed purpose-built workshop/shed provides a really useful storage space for garden tools, bikes, and much more.

Ambrosden is a small village located in the Cherwell district of North Oxfordshire, three miles south of Bicester and 13 miles north of Oxford.

Good transport links into London via Bicester North railway station and Bicester Village station

mean you can be at Marylebone Station in just under an hour.

The villages' amenities include St. Mary the Virgin Parish Church, a village hall, and local shops including a post office, hair salon, and a village pub, lending a real feeling of community.

There is a primary school in the village itself and a secondary school located a few miles away in nearby Bicester.

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.

Also within easy reach are a Tesco superstore, Marks and Spencer Food Hall, leisure facilities at Bicester Hotel Golf and Spa, and the new David Lloyd Club

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 - Entrance Hallway, Sitting Room, Kitchen/Dining Room, Utility Room, W.C

First Floor - Master bedroom, Walk-In Wardrobe, En-Suite, Two Further Bedrooms (One With En-Suite) and The Family Bathroom.

Second Floor - Two Double Bedrooms, En-Suite Shower Room.

Outside - Double Garage, Workshop, Driveway Parking, Garden and Patio.

Local Authority - Cherwell District Council.

ADDITIONAL PROPERTY SPECIFICATIONS AND BENEFITS.

Air Source Heating

Underfloor Heating Ground Floor

Karndean Flooring

Hansgrohe Rain Showers

Integral Bosch Dishwasher

Two Samsung Ovens

Smeg Ceramic Hob

Electric Garage Doors

External Lighting

Oak And Glass Bannisters





Approximate Gross Internal Area 3187 sq ft – 297 sq m

Ground Floor Area 933 sq ft – 87 sq m

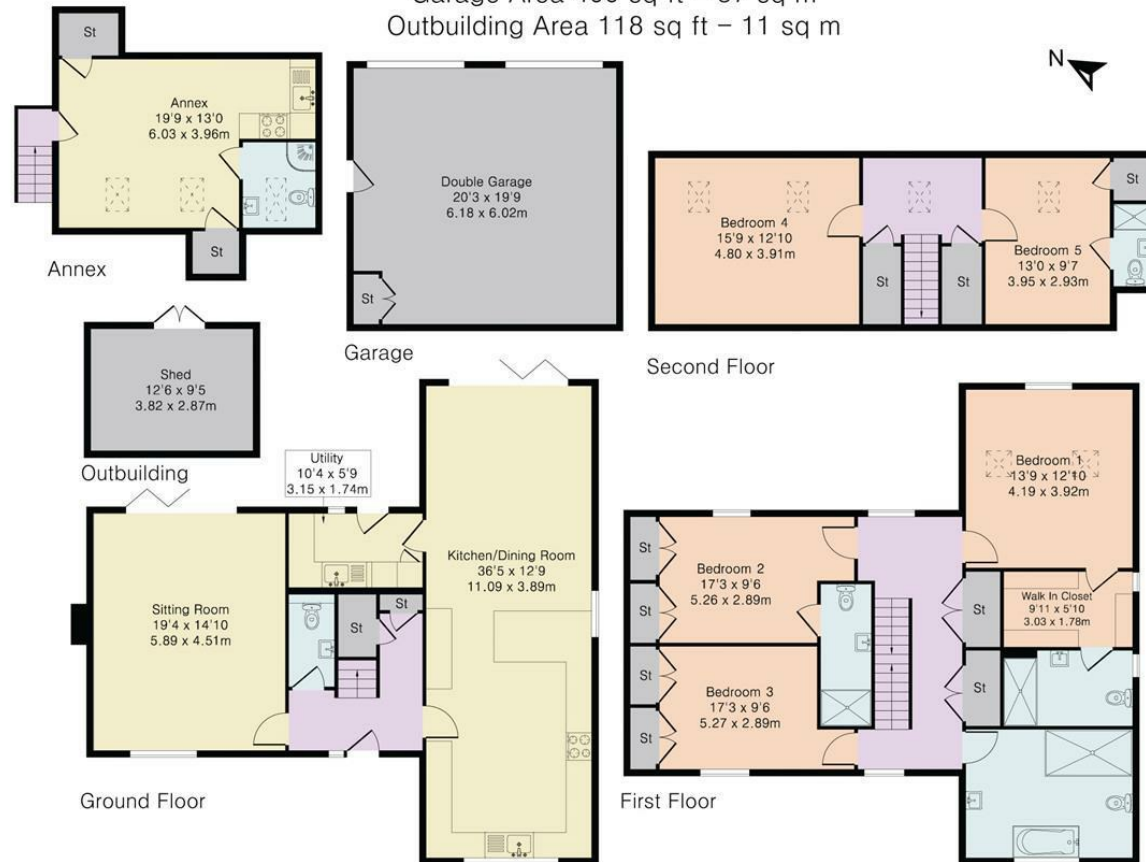
First Floor Area 967 sq ft – 90 sq m

Second Floor Area 483 sq ft – 45 sq m

Annex Area 286 sq ft – 27 sq m

Garage Area 400 sq ft – 37 sq m

Outbuilding Area 118 sq ft – 11 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

