



An attractive Grade II listed property believed to date back to the 17th Century, sympathetically refurbished and retaining many original features in the centre of the town with the benefit of a secluded south facing rear garden, garage and outbuildings.

Blue Coats has undergone a comprehensive refurbishment program to provide flexible accommodation to suit modern family needs, situated in the heart of the town and a short walk to the train station, which has a service to London in under 48 minutes.

The sitting room to the front of the property is in the oldest part of the house, it features, a high ceiling, exposed wooden beams, a pretty window seat, a brick fireplace, and log burning stove.

The inner hallway with stairs to the first floor also boasts exposed beams and would lend itself to being used as a dining room, music room, or even a library.

The kitchen/dining room has been completely transformed to provide a great space for casual dining and everyday family life.

Leading off the kitchen a former outbuilding with double doors to the garden has been converted to provide a large utility/boot room and W.C

There are three double bedrooms on the first floor and a refitted family bathroom. The second-floor loft room (with restrictive head height) has plenty of space for a bed, it is currently used as a study.

Outside, the property has a private gated driveway with off-road parking for several vehicles, a garage, and an open carport.

A self-contained stone-built building has been utilised by the current vendors as a guest room and would also lend itself to being used as a home office/studio or an opportunity to let.

A further outbuilding has been transformed to provide a gym, but would make for a studio or home office too.

The south-facing rear garden is very secluded, mainly laid it's perfect for relaxing and enjoying long summer evenings.

For those who commute, Bicester North and Bicester Village stations offer a frequent service to London Marylebone in around 45 minutes, and you can reach Birmingham in 1 hour.

By road, the M40 is within easy reach at J9 or J10 and offers access to London, the M25, Oxford 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.

In addition to the Sainsbury's supermarket in the town, there is a Marks and Spencer Food Hall, and a Tesco Supermarket, along with further retail shops and a garden centre at the edge of the town.

There are leisure facilities both in the town and in the nearby David Lloyd Club, and Bicester Hotel and Golf Club.

More extensive facilities and cultural experiences can be found in Oxford, Banbury and Thame.

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





Accommodation comprises:

Ground Floor - Sitting Room. Kitchen/Breakfast Room,
Dining/Hallway, Utility Room, W.C

First Floor - Three Bedrooms, Family Bathroom.

Second Floor - Study/Bedroom With Restricted Head Height.

Outside - Gated Driveway Parking, Guest Bedroom/Studio,
Garage, Workshop, Gym/Home Office, Secluded Rear garden.

Services - Gas Central Heating, Mains Water, Mains Drainage.
Freehold Property.

Stone-Built/Rendered Front Under Tiled Roof.

Broadband - Check Using Ofcom

Mobile Phone Coverage - Check Using Ofcom

Local Authority - Cherwell District Council

Council Tax Band - E





**Approximate Gross Internal Area 1927 sq ft - 179 sq m
(Excluding Annex/Garage/Outbuilding)**

Ground Floor Area 923 sq ft - 86 sq m

First Floor Area 817 sq ft - 76 sq m

Second Floor Area 187 sq ft - 17 sq m

Annex Area 136 sq ft - 13 sq m

Garage Area 202 sq ft - 19 sq m

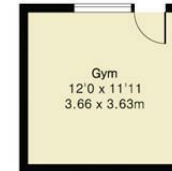
Outbuilding Area 143 sq ft - 13 sq m



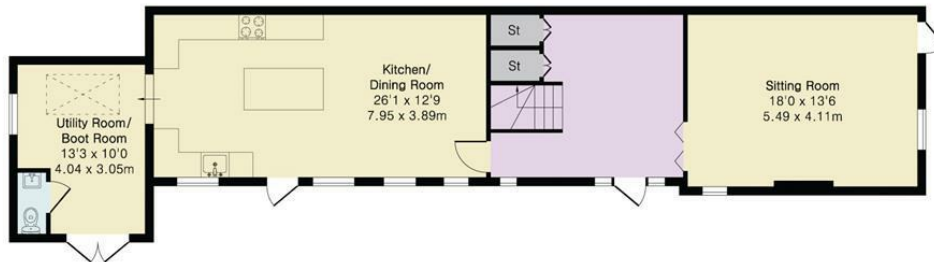
First Floor



Annex



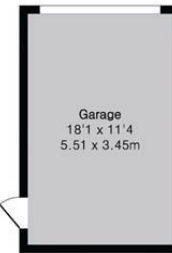
Outbuilding



Ground Floor



Second Floor



Garage

