



A stylish three-bedroom semi-detached home, immaculately presented throughout, with the benefit of a home office, and southerly-facing rear garden, on a desirable development in the popular Oxfordshire village of Launton, which has easy access to transport links and amenities.

3 Beech Road is a beautifully presented and thoughtfully upgraded three-bedroom semi-detached home. Offering spacious, modern accommodation arranged over two floors, the property has been tastefully enhanced with an upgraded kitchen, professional interior decoration throughout, and the valuable addition of a dedicated home office/study—making it an ideal purchase for families, professionals, or those seeking flexible living space.

From the moment you step inside, the home offers a sense of space, light, and warmth.

The welcoming entrance hall leads into a generously sized dual-aspect living room, ideal for relaxing or entertaining, with a bay window to the front.

A contemporary open-plan kitchen and dining room to the rear of the property features modern cabinetry, with stylish worktops, integrated appliances, and ample space for family dining. French doors open directly to the rear garden, seamlessly connecting indoor and outdoor living.

Adjoining the kitchen is a practical utility room with side access to the drive, along with a convenient ground-floor WC.

The original garage has been cleverly reconfigured, retaining external storage space to the front, whilst the rear now houses a stylish home office/study—a fantastic bonus space for remote working, hobbies, or even a home gym.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom enjoys a garden view and benefits from built-in wardrobes, along with an en-suite shower room.

Two further bedrooms and a modern family bathroom with a bath and shower complete the upstairs accommodation.

To the rear, the property enjoys a private and enclosed garden, mainly laid to lawn with a patio area—perfect for al fresco dining and family play.

At the front, a private driveway provides off-road parking for two to three vehicles, and the property enjoys an attractive outlook within the development.

Launton is a popular Oxfordshire village, rich in character and community spirit. Residents benefit from a range of amenities, including a well-regarded primary school, village shop, church, community hall, and two traditional pubs.

The village is surrounded by open countryside, offering scenic walks and a peaceful rural setting, while remaining incredibly well-connected.

Just a short distance away lies Bicester, offering a wealth of retail, dining, and leisure options, including the world-renowned Bicester Village outlet centre.

For commuters, Launton is ideally positioned: both Bicester North and Bicester Village railway stations offer direct services to London, Oxford, and Birmingham. The nearby M40 (Junction 9) provides easy road access to Oxford, London, and the Midlands.

This is a rare opportunity to purchase a fantastic home in a thriving village location. Whether you're upsizing, downsizing, or relocating, 3 Beech Road offers the perfect balance of modern convenience, village charm, and commuter accessibility.





Ground floor:

Entrance hall – with a staircase to the first floor and access to the ground floor rooms

Living room, kitchen/dining room, utility room, cloakroom

Garage (10'4" x 8'11") – garage storage space with access from the driveway

Office / Study (10'6" x 9'5")

First Floor:

Three bedrooms, family bathroom, landing – with airing cupboard and loft access

Outside:

Private rear garden

Driveway Parking – off-road parking for 2–3 vehicles to the front of the property

Freehold property with an estate management charge for park and grounds maintenance of £400 per year.

Services:

Mains water, mains drainage, mains electricity.

Gas - Calor Gas (communal tank at front of development)

Local authority - Cherwell District Council

Council tax band - D





**Approximate Gross Internal Area 1182 sq ft - 110 sq m  
(Excluding Garage)**

Ground Floor Area 619 sq ft – 58 sq m

First Floor Area 563 sq ft – 52 sq m

Garage Area 200 sq ft – 19 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 |           |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



