



Bridge House, Wendlebury, OX25 2PW

A charming detached stone built house bursting with original features with the benefit of a double garage in the heart of the popular Oxfordshire village of Wendlebury.

Bridge House is believed to date back to the 18th century and is a home that offers flexible accommodation with a wealth of character set over two floors.

As you enter this period property into the hallway to your right hand side is the kitchen with cream shaker style unit doors and eye level units, leading through to the dining room which features an original working brick fireplace and slate tiled floor; an ideal area for entertaining family and friends. Access to the front door through a separate lobby and stairs to the first floor are also from the dining room.

The sitting room has a stone built fireplace, and enjoys views over the rear garden and fields beyond.

The spacious second reception room is currently being used as a family room. The conservatory can be accessed both from the sitting room at the rear of the house or the study and provides a perfect space for relaxing with your favourite book, or morning coffee. A practical utility/cloak room just off the kitchen and side door complete the ground floor accommodation.

To the first floor the master bedroom has fitted wardrobes and en-suite shower room and enjoys

views over the rear garden. Two further double bedrooms with original fireplaces are to the front of the property. The family bathroom converted from the original fourth bedroom, completes the first floor accommodation.

The mature rear garden can be accessed from the conservatory onto the patio area where you can enjoy summer BBQs overlooking the mature split level garden, mainly laid to lawn. There is a summer house currently used as an office and garden shed for storage.

A stone wall surrounds the front of the property and a wrought iron gate gives access to the front garden and porched entrance. The property also has a double garage.

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 that enjoy walking there are various foot paths where you can explore the surrounding countryside.

Bicester has two stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in

1 hour. Bicester Village train station offers service to Oxford Parkway and to both 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. The A41, A43 and A34 are all within easy reach. Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes' walk from the town centre.





The property comprises of:

Kitchen, Dining Room, Study/Bedroom Four, Conservatory, Living Room and Utility/Cloak Room.

First Floor- Master Bedroom with En-Suite, Two Further Double Bedrooms and Family Bathroom.

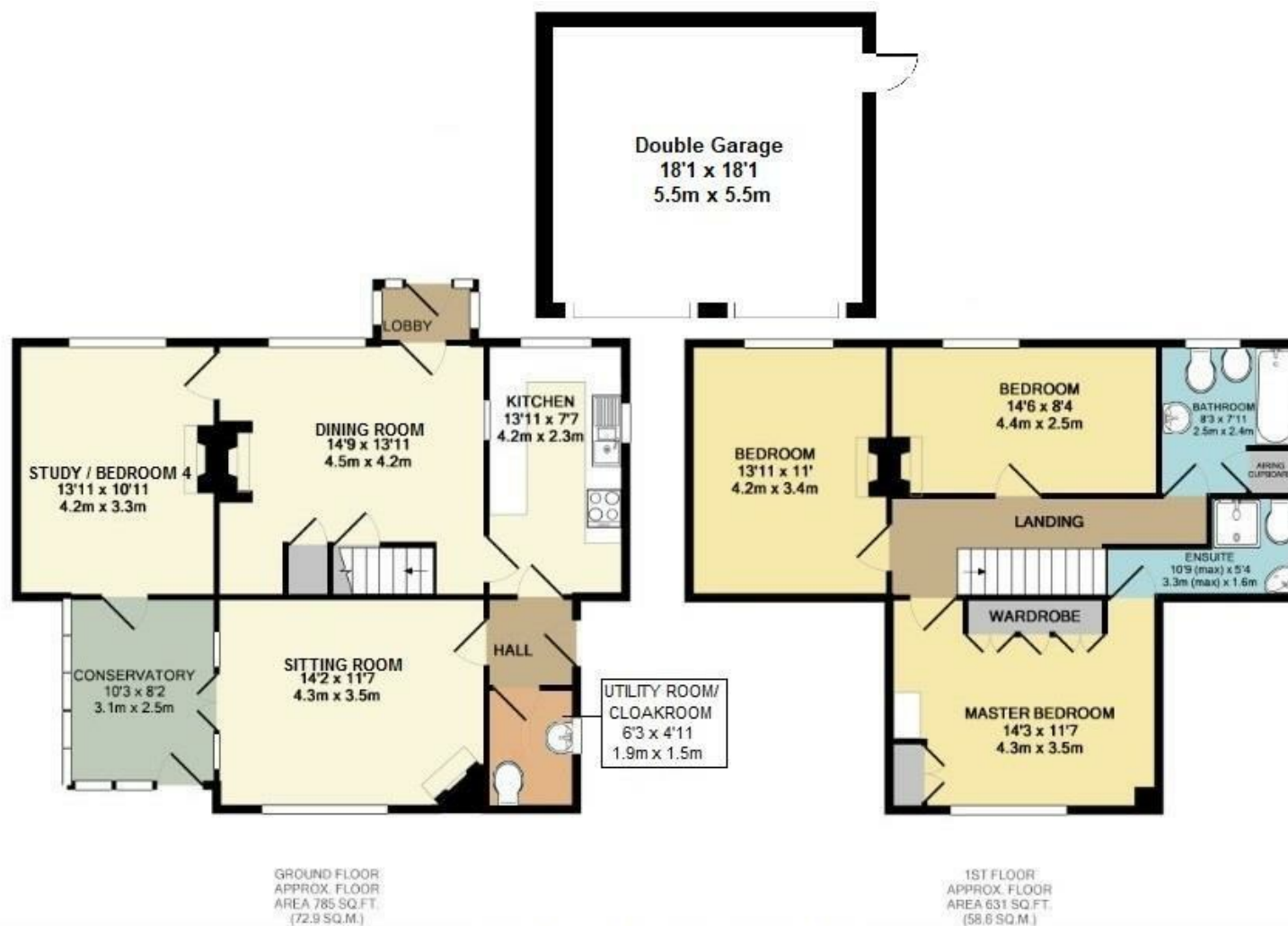
Front and Rear Garden, Double Garage, Summer House, Outbuilding and permission to park off-road.

EPC Rating: G

Oil Central Heating







**Total Approx. Floor Area Incl Double Garage 1,743 SQ.FT 161.9 SQ.M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

