



A stunning period home dating back to the 1700s, this five bedroom picturesque cottage with an abundance of original features, with some surprising contemporary twists, and a delightful garden is set within walking distance from the centre of the charming village of Marsh Gibbon.

The Old Manse is a stunning five-bedroom thatched cottage dating back in parts, to the 1700s, which was extended in the 90's, to provide a fabulous dining room, and two double bedrooms, which seamlessly blend contemporary living spaces alongside the original rooms in the property.

On entering this delightful period home you are greeted by the warm and welcoming reception hall with traditional flagstone flooring, which leads to the accommodation on the ground floor, and stairs to the first floor.

With three fabulous reception rooms in the original part of the property to choose from you are spoilt for choice.

Boasting traditional exposed beams, and handsome stone-built Inglenook fireplaces they make for the perfect rooms for entertaining, or cosy winter evenings in front of the fire.

The current vendors have enjoyed using one of the reception rooms as a games room, parties and family gatherings have been lots of fun.

A completely unexpected addition to this characterful cottage is the "Bunker" converted from the former double garage the vendors have created the ultimate cinema room with it's very own golf simulator. The equipment is available by separate negotiation.

The kitchen has a warm and homely feel to it with an extensive range of floor and eye-level units, ample work surfaces, and tiled flooring throughout.

The dining area is light and spacious, with plenty of room for a table and chairs, enjoying views over the pretty garden it is a lovely setting for casual dining.

The utility room and downstairs cloakroom complete the ground floor accommodation.

Stairs from the sitting room take you to the first floor of the original cottage where you will find two double bedrooms, a single bedroom, and a shower room, with original wooden beams, and exposed stonework.

A second staircase takes you to the first floor of the extended part of the property where you will find the large master bedroom with a range of wardrobes and en-suite bathroom. Another large double bedroom with an en-suite shower room and fitted wardrobes, completes the first-floor accommodation.

Outside the rear garden is secluded and filled with fabulous colour from the many mature shrubs and rose beds that border the lawn and patio area.

A useful shed for all those garden tools is tucked away to the side of the property.

To the front of this charming village home there is plenty of parking on the private gated driveway.

Being only a short drive to the A41, the property is situated on the edge of the village of Marsh Gibbon and convenient for recognised cultural, historical, and academic facilities, giving the best of many worlds.

The village has many thriving organisations - a Village Hall with a diverse range of activities and social events, an active Church of England, United Reformed Church, Playgroup, School and PTA activities, Cricket, Football, Badminton, Tennis, Youth Clubs, Fishing, among others.

There are a number of local and independent schools in the Tri-County Area including Bloxham, Oxford High, Beachborough, Ashfold School, Griffin House, and Stowe, along with good Grammar Schools.

It also benefits from a recently refurbished Public House, a village shop, and post office

Bicester is approximately 3 miles away and has two railway stations. Bicester North offers great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station offers services to Oxford and has been upgraded to provide a further route to London Marylebone.

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

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's and Tesco supermarket, and cinema complex.

Nearby 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, Kitchen, Dining Room, Sitting Room, Living Room, Games Room/Family Room, Utility Room, Cinema Room/Golf Simulator Room, W.C

First Floor - Two Double Bedrooms, En-Suite Bathroom To The Largest Bedroom, En-Suite Shower To The Second Bedroom.
Three Further Bedrooms, and A Shower Room Accessed Via A Second Staircase.

Outside - Parking For Several Vehicles To The Front Of The Property, Enclosed Rear Garden and Patio Area, Gated Side Access.

Freehold Property.
Brick-Built, Thatched, and Slate Tiled Roof.

Local Authority -AVDC
Council Tax Band - G
Grade II Listed

Services:
Mains Electric- Octopus
Mains Water - Thames Water
Mains Drainage - Thames Water
Oil Fired Central Heating
Broadband - Gigaclear -Check Using Ofcom Website
Mobile Phone Coverage - Check Using Ofcom Website
Access Off The Road Shared Leading To Private Driveway.





Approximate Gross Internal Area 3527 sq ft - 328 sq m

Ground Floor Area 1969 sq ft – 183 sq m

First Floor Area 761 sq ft – 71 sq m

First Floor Annex Area 797 sq ft – 74 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			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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