



A fantastic opportunity to purchase an impressive stone-built home, comprehensively refurbished by the current owners to provide contemporary living space arranged over three floors, boasting a generous and mature garden, making it an ideal home for families or those seeking a peaceful retreat.

Approached over a private driveway serving just 5 executive homes, this stunning property occupies a fabulous plot within the heart of the desirable village of Marsh Gibbon.

Accommodation.

The light and spacious hallway leads to the kitchen/breakfast room, which is fitted with a generous number of floor and eye-level units, a central island, and integrated appliances, complemented by Quartz work surfaces and tiled flooring.

Take in the views over the attractive rear garden whilst preparing your favourite meals, and enjoy entertaining friends and family in this fantastic open-plan kitchen/dining space.

The dining room has French doors to the garden, and plenty of space for a large table and chairs, making it ideal for more formal entertaining.

The sitting room is both light and spacious, with a feature fireplace, a large window to the front, and French doors overlooking the garden, making for the perfect setting to unwind on long winter evenings.

A study, which could be utilised as a 6th bedroom or family room, a useful utility room, and a W.C complete the ground floor accommodation.

On the first floor, the principal bedroom with its fitted wardrobes and luxurious en-suite bathroom offers a fabulous space to relax.

Three further bedrooms, one with an en-suite shower room, and a well-appointed family bathroom complete the first-floor accommodation.

The second floor has a generous room, which is over 24'x14' in size, along with an en-suite shower.

The current sellers have made the most of the space as both a bedroom and, more recently, as a media room for family nights in!

Outside.

The driveway to the front has parking for several vehicles, and a five-bar gate provides access to the right-hand side of the property, a courtesy door to the double garage, and the rear garden.

A second gated access to the left-hand side also leads to the rear garden.

Outside, the beautiful landscaped gardens include a mature willow tree, attractive stone walls, a winding footpath that leads to a secluded vegetable garden, and colourful shrubs, complementing this special property, providing a tranquil oasis for outdoor activities or quiet contemplation.

The various outdoor seating areas and a large terrace are perfect for entertaining guests or simply relaxing while taking in the picturesque surroundings.

In addition to the more formal garden, the vegetable garden has raised beds and a greenhouse, perfect for the keen gardener.

Location:

Being only a short drive to the A41, the property is situated in 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 a 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, Sitting Room, Dining Room, Kitchen/Breakfast Room, Study/Optional 6th Bedroom, Utility Room, W.C

First Floor - Principal Bedroom With En-Suite Bathroom, Four Further Bedrooms, Bedroom 2 Also Has An En-Suite Shower Room, Family Bathroom.

Second Floor - Large Bedroom/ Media Room With Eaves Storage, and An En-Suite Shower Room.

Outside - Driveway Parking, Double Garage, Gated Side Access, Rear Garden Laid To Lawn, Patio, Vegetable Garden, Greenhouse.

Freehold Property
Stone-Built, Tiled Roof

Services:
Oil-Fired Central Heating
Mains Electric - Octopus
Mains Water - Thames Water
Mains Drainage - Thames Water
Broadband - Gigaclear - Check With Ofcom
Mobile Phone - Check Coverage With Ofcom

Local Authority - AVDC
Council Tax Band - G
EPC - C





**Approximate Gross Internal Area 3380 sq ft - 313 sq m
(Including Garage)**

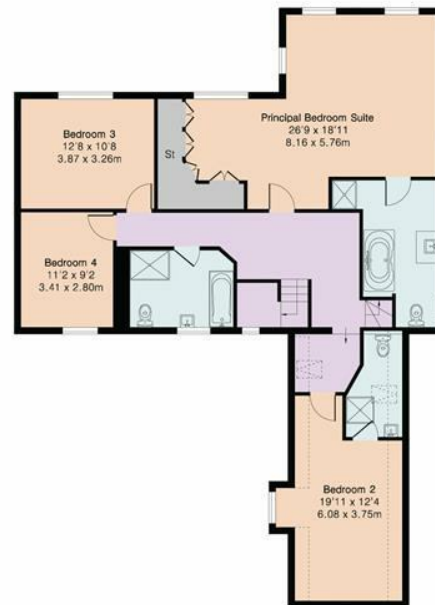
Ground Floor Area 1490 sq ft – 138 sq m

First Floor Area 1303 sq ft – 121 sq m

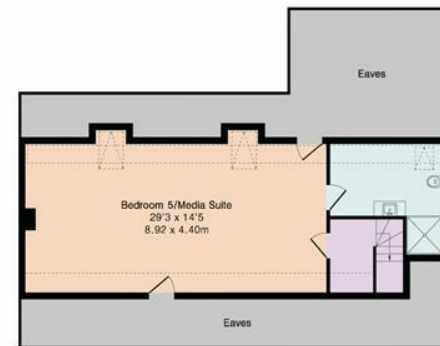
Second Floor Area 587 sq ft – 54 sq m



Ground Floor



First Floor



Second Floor

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		70	74
		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	



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.



