



The Substation, Garden Quarter, Bicester

Occupying one of the most distinctive homes within the celebrated Garden Quarter, The Substation is an exceptional freehold residence that successfully combines striking contemporary architecture with an important piece of Bicester's military heritage. Unlike any other property on the development, this unique home stands proudly within its own setting, surrounded by beautifully maintained communal parkland and mature formal gardens, offering an enviable sense of privacy while remaining part of one of Oxfordshire's most sought-after residential communities.

Originally forming part of the historic RAF Bicester estate, the Garden Quarter has been sympathetically transformed into an award-winning collection of homes, preserving the architectural integrity and historical significance of the former military base whilst creating a vibrant modern neighbourhood. The Substation itself represents one of the site's most individual conversions, its bold industrial origins reimagined into an outstanding contemporary home where clean architectural lines, impressive ceiling heights and an abundance of glazing create light-filled interiors designed for modern living.

The accommodation extends to approximately 1,395 sq ft and has been thoughtfully designed to maximise both space and natural light. At its heart lies the open-plan kitchen, dining and sitting room, spanning almost 26 feet in width, where full-height glazing and expansive French doors blur the line between inside and out. The sleek contemporary kitchen is centred around a generous island, providing both an impressive focal point and an ideal space for entertaining, while the generous reception area offers flexible zones for everyday family life and more formal occasions alike.

The abundance of natural light throughout the property is immediately apparent, with oversized windows framing views across the surrounding greenery and flooding each room with sunshine throughout the day. A welcoming entrance hall, cloakroom and useful storage complete the ground floor accommodation.

The first floor continues the home's contemporary feel, comprising three double bedrooms. The principal

bedroom enjoys the luxury of an en-suite shower room, whilst two further bedrooms are served by a beautifully appointed family bathroom. Each room has been designed with simplicity and practicality in mind, creating calm, elegant spaces perfectly suited to modern lifestyles.

Outside, the property enjoys a wonderfully private enclosed courtyard garden, creating an intimate outdoor entertaining space ideal for summer dining, morning coffee or relaxing with family and friends. Beyond its own boundaries, residents benefit from access to the beautifully landscaped communal grounds that define the Garden Quarter. Sweeping lawns, mature specimen trees and carefully maintained formal gardens provide an exceptional setting rarely found within a modern development, giving the property a unique sense of openness and tranquillity.

The Garden Quarter has become one of Bicester's most prestigious addresses, offering the perfect balance between peaceful surroundings and outstanding connectivity. Bicester town centre is just a short distance away, providing an excellent range of independent shops, cafés, restaurants and everyday amenities, together with the world-renowned Bicester Village designer shopping destination.

For commuters, the location is exceptional. Bicester Village Station provides regular direct services to London Marylebone in approximately 50 minutes, whilst Bicester North offers additional services to Birmingham and London. The nearby A41, A34, M40 and M1 place Oxford, Milton Keynes, Birmingham and London all within comfortable reach, making the property ideally positioned for both regional and national travel.

The area is well served by an excellent selection of schooling. Highly regarded state schools include Longfields Primary School, Kings Meadow Primary School and The Cooper School, while independent education is available at nearby Ashfold School, St Edward's School, Oxford, Tudor Hall School, Bloxham School and a number of Oxford's internationally renowned independent schools.

The property is offered as a freehold home and benefits from a service charge contributing towards the maintenance of the extensive communal gardens, private roads, landscaped grounds and shared areas that make the Garden Quarter such an exceptional place to live.

The Substation presents a rare opportunity to acquire one of the development's true landmark homes—a remarkable blend of heritage architecture, contemporary design and exceptional surroundings that simply cannot be replicated elsewhere.





Property Consists Of

Ground Floor

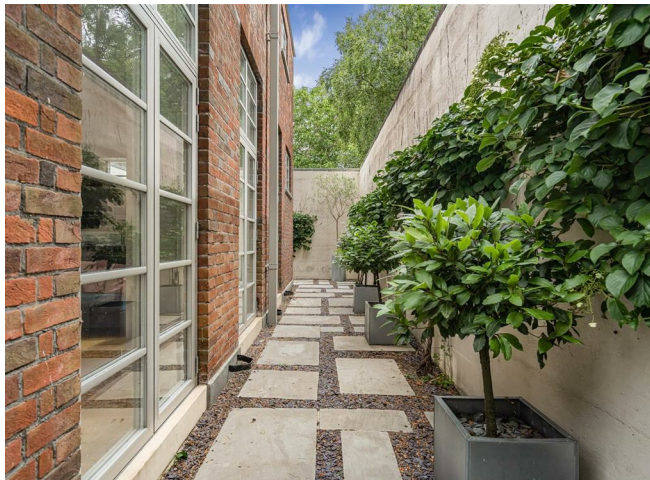
Entrance Hall
Cloakroom
Open Plan Kitchen / Sitting / Dining Room
Storage Area

First Floor

Principal Bedroom with en-suite
Bedroom Two
Bedroom Three
Family Bathroom
Storage Cupboard

Outside

Private Courtyard Garden
Landscaped Decked Entertaining Area
Shared Formal Communal Gardens and Parkland
Allocated Parking
Visitor Parking
Freehold Property
Conservation area
Service charge currently - £1200 pa
Mains gas central heating (Air distribution system)
Council tax band - E
Council - CDC

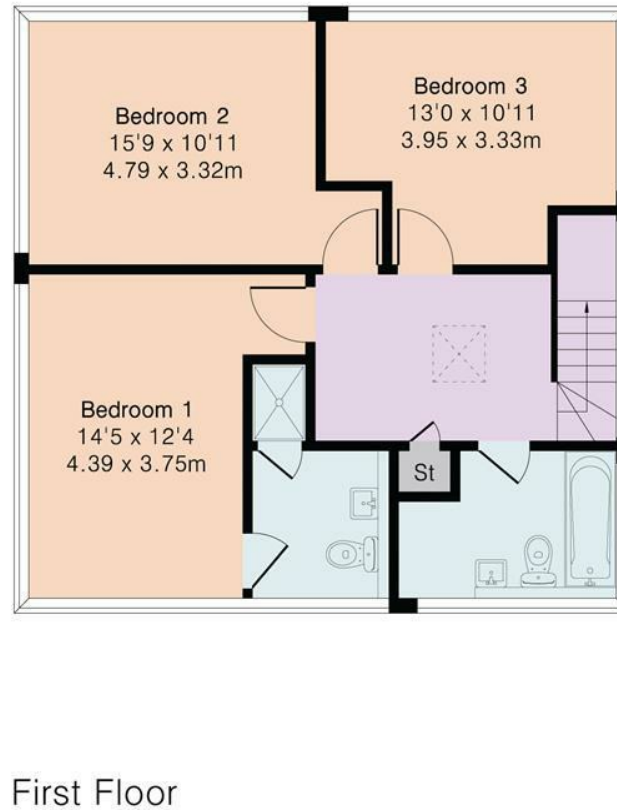




Approximate Gross Internal Area 1395 sq ft - 129 sq m

Ground Floor Area 725 sq ft – 67 sq m

First Floor Area 670 sq ft – 62 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			
(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.



