



A fantastic opportunity to purchase a stunning village home, featuring a contemporary and inviting layout to suit modern family living, that has been carefully reconfigured and refurbished to the highest specification on a generous 0.41-acre plot enjoying enviable countryside views to the rear.

Approached over an extensive driveway providing parking for numerous vehicles, the property sits well within its plot and occupies an elevated position within the popular village of Ludgershall.

The entrance hallway is light and spacious with ceramic tiled flooring, and sets the scene for what is to follow in this immaculately presented family home.

An attractive glazed oak staircase leads you to the fabulous sitting/dining room, with a feature fireplace and ceramic tiled flooring.

The dining area has plenty of space for a large table and chairs, making for the perfect area for large gatherings and entertaining with friends and family.

The kitchen/breakfast is fitted with a generous number of stylish floor and eye-level units, integrated appliances complemented by ceramic tiled flooring and quartz worktops.

French doors from the kitchen open to the outside entertaining area, making for an easy inside-outside flow.

A home office with bespoke cabinetry and a study/playroom that could be utilised as a bedroom are accessed from the sitting room.

The ground floor offers yet further flexibility, with a utility room which has doors to the garden, a bootroom with quartz worktops and a stable door, along with a family room/gym.

A cloakroom and cupboard complete the ground-floor accommodation.

The lower level has three double bedrooms, all with fitted wardrobes.

The principal bedroom enjoys views over the front garden, and the second bedroom has a door to the rear courtyard.

The bathroom is worthy of special note, with two showers, a luxurious Lusso stone bath behind a glass screen, and a custom-made stone sink with twin basins.

A discreet door accessed via the bathroom opens to a hidden dressing room with motion sensor lighting. Fitted with hanging rails, shelves and drawers. It's a fantastic addition to this thoughtfully designed space.

Outside the property continues to impress, taking in stunning views over open countryside, with a large area of the rear garden laid to lawn, ideal for children, mature trees providing complete privacy, an extensive patio and an elevated decking area for alfresco dining it offers the perfect retreat for those who enjoy the outdoors.

The garden continues to wrap around both sides of the property, providing plenty of additional storage space for all your gardening needs.

The double garage to the front of the property is ideal for the car enthusiast and practical needs for easy family living.

Whilst this fantastic property already has so much to offer and plenty of space to suit family living, for those who may wish to add their own stamp, there is planning permission for two extensions to the rear, a single-storey extension to the gym and a utility room effectively covering the existing porcelain patio area, and a two-storey extension on the opposite side. (Further details available upon request)

Ludgershall is approximately five and a half miles southeast of Bicester and has a public house, The Bull & Butcher, a church and a village hall where there are many community events, including the biennial village fete.

The property falls within the catchment of Waddesden School, judged "outstanding" by Ofsted, and is also within reach of the Aylesbury grammar schools. The nearby village of Brill has a Church of England Primary school, a village with a Post Office, shop, and two public houses. The well-regarded Ashfold school is also within easy reach in nearby Dorton.

Nearby Thame has a number of traditional shops, including Waitrose, a weekly market, restaurants, and lovely coffee shops.

Bicester is approximately 5 miles away and has two railway 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 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 and new Sainsbury's and Tesco supermarkets and cinema complex.

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, Family Room, Utility Room, Cloakroom, Two Store Rooms, Stairs To The Sitting Room/Dining Room, Kitchen/Breakfast Room, Study/Playroom, Home Office.

Lower Ground Floor - Three Double Bedrooms, Dressing Room, Large Bathroom.

Outside - Double Garage With Electric Door, Parking For Numerous Vehicles, Front Lawn, Gated Entrance, Gated Side Access To rear Garden.

Extensive Rear Garden Laid To Lawn, Patio, Steps To Elevated Entertaining Area.

* There is Planning Permission For Two Extensions To The Rear Elevation - Further Information Available Upon Request *

Freehold Property

Brick-Built -Tiled Roof

Located In a Conservation Area

Services:

Mains Water

Mains Drainage

Air Source Heat Pump

Broadband Speed - Check With Ofcom

Mobile Phone Coverage - Check With Ofcom

Local Authority - Aylesbury Vale

Council Tax Band - G





**Approximate Gross Internal Area 1877 sq ft - 174 sq m
(Excluding Garage)**

Lower Ground Floor Area 716 sq ft – 67 sq m

Ground Floor Area 1161 sq ft – 107 sq m

Garage Area 254 sq ft – 24 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.



