



4 Waterside cottages presents a rare opportunity to acquire a beautifully presented cottage in a lovely village setting. Combining character, light-filled accommodation, generous gardens, a detached garage, accessed via a private footpath, this charming home offers the very best of Oxfordshire village living. Thoughtfully improved and impeccably maintained, it is a property where quality, comfort and attention to detail are evident throughout.

4 Waterside Cottages is a beautifully presented three-bedroom cottage offering a rare combination of charm and modern comfort. Enjoying both front and rear gardens and a pretty setting, this delightful home provides an idyllic village lifestyle whilst remaining exceptionally well-connected.

The attractive cottage frontage, framed by established planting and gardens, creates an immediate sense of arrival, while the setting makes it easy to forget that excellent transport connections and everyday amenities are a short drive away.

Internally, the accommodation extends to approximately 1,012 sq ft (94 sq m) and has been thoughtfully maintained and beautifully decorated throughout. Light-filled rooms, tasteful interiors and an evident attention to detail create a home that is both stylish and welcoming. Large windows draw natural light into the principal rooms, enhancing the sense of space and allowing pleasant views over the gardens.

The ground floor offers a practical and versatile layout. The elegant sitting room is a wonderfully relaxing space, ideal for both everyday living and entertaining, while the separate dining room provides the perfect setting for family meals and more formal occasions. The kitchen is well arranged with direct access to the rear garden and enjoys a pleasant outlook, while an additional family room offers valuable flexibility and could be used as a snug, home office, playroom or garden room depending on individual requirements.

Useful storage is incorporated throughout the ground floor.

The first floor continues to impress with three well-proportioned bedrooms, all enjoying natural light. The principal bedroom is particularly generous, while the remaining bedrooms provide comfortable accommodation for family members, guests or those seeking a dedicated workspace.

A family bathroom serves the bedrooms and is well positioned to meet the needs of modern family living, along with a dressing room with a porthole window adding yet more charm.

Outside, the gardens are a particular feature of the property. To the front, a charming cottage garden creates a delightful first impression and complements the character of the home. To the rear, the enclosed garden provides a wonderful outdoor retreat, offering lawned and planted areas together with ample space for outdoor dining, entertaining and relaxation.

A detached garage further enhances the practicality of the property and provides useful storage or workshop potential.

Location

Wendlebury is a highly regarded village renowned for its attractive period properties and strong sense of community. The village offers an enviable balance between

country living and accessibility.

At the heart of the village is the popular Red Lion Inn, a traditional village pub that serves as a focal point for the local community and is highly regarded by residents and visitors alike.

The village is particularly well placed for access to a range of amenities. Nearby Bicester provides extensive shopping, leisure and everyday facilities, including the renowned Bicester Village retail destination. The historic city of Oxford is also within easy reach, offering world-class educational, cultural and commercial opportunities.

Families are well served by a selection of respected educational establishments in the surrounding area. Primary schooling is available locally, while secondary education options can be found in Bicester and neighbouring villages. The wider area is also renowned for its excellent independent schools, including those in Oxford and the surrounding county.

For commuters, the location is exceptionally convenient. The property enjoys excellent access to the A34, M40 and A41, providing straightforward routes to Oxford, Birmingham, London and the wider motorway network. Rail services from Bicester North and Bicester Village stations offer regular connections to London Marylebone and Oxford, while the nearby Oxford Parkway station provides additional rail links into London and beyond.





Accommodation Comprises:

Ground Floor  
Living Room, Dining Room, Family Room, Kitchen

First Floor  
Three Bedrooms, Family Bathroom, Dressing Room

Outside  
Front Garden  
Rear Garden  
Detached Garage

Freehold Property  
Stone Built Slate Tiled Roof

Services:  
Mains Water  
Mains Drainage  
Oil-Fired Central Heating  
Broadband - Please Check With Ofcom  
Mobile Phone Coverage - Please Check With Ofcom

Local Authority - CDC  
Council Tax Band-C



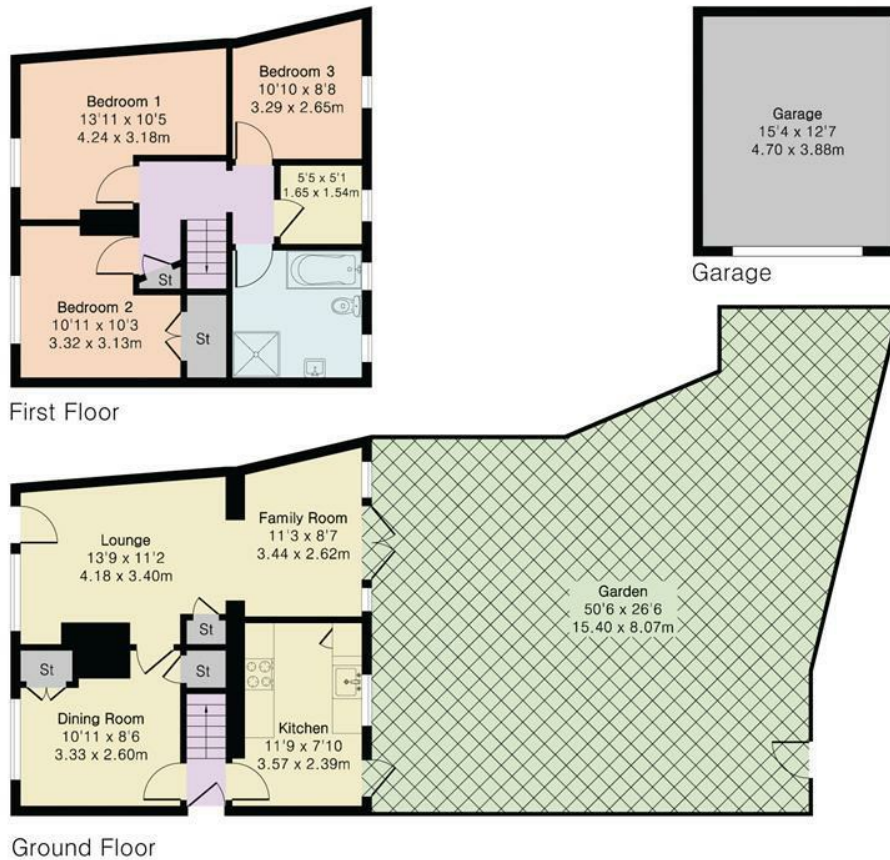


**Approximate Gross Internal Area 1012 sq ft - 94 sq m  
(Excluding Garage)**

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 506 sq ft – 47 sq m

Garage Area 197 sq ft – 18 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                             |  | 85                      | 57        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (12 plus) A                                                     |  |                         |           |
| (61-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.



