Rolfe East







Marsh Gibbon Road, Poundon, OX27 0AU

£975,000

- Restored 16th century farmhouse
- Four bedrooms
- Luxury oak flooring
- Driveway parking
- Gated development
- Four bathrooms
- Private garden
- Arranged over three floors
- Siemens applicances
- LOXONE Smart Homes App controlled of heating and lighting

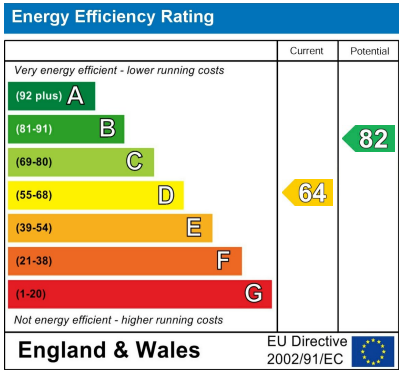
44 Pitshanger Lane, Ealing, W5 1QY
020 8579 4080

newhomes@rolfe-east.com
https://www.rolfe-east.com/



Viewings

Viewings by arrangement only.
Call 020 8579 4080 to make an appointment.



4 | 4 | 1 | D

Council Tax Band: New Build

Amberley House, Charndon Estate, Marsh Gibbon — a four-bedroom home of over 2,200 sq. ft. across three floors, part of a gated collection of three residences created within a restored 16th-century farmhouse.

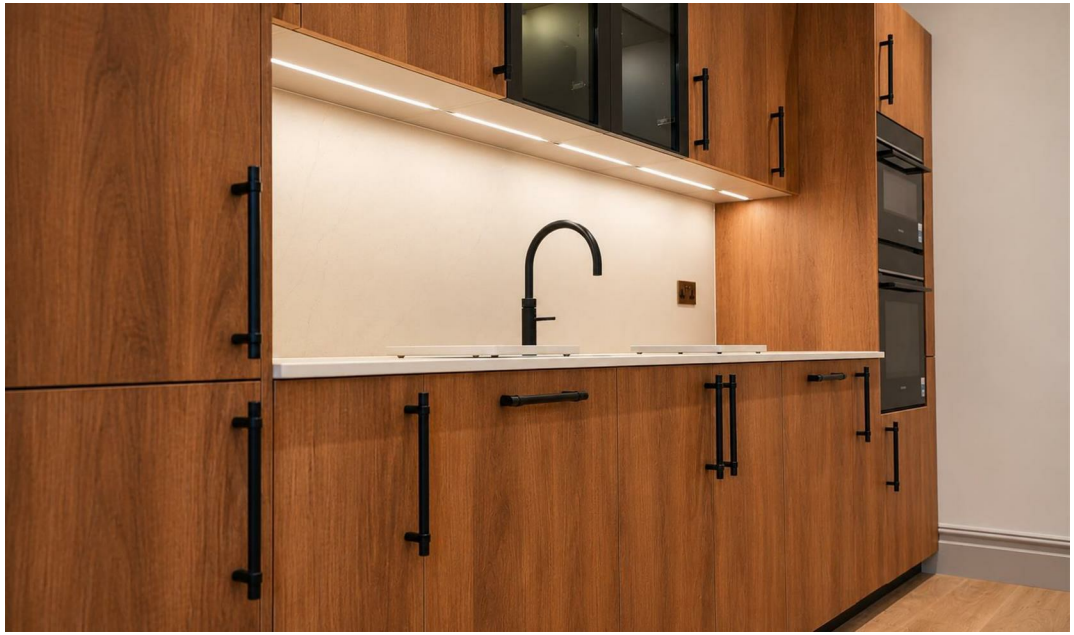
The home A generous kitchen with Italian shaker cabinetry, a central island, Siemens appliances, a Bora induction hob with integrated extraction and a Quooker boiling tap. A sitting room and a separate study for home working complete the ground floor. Four bedrooms span the upper floors, served by bathrooms and en-suites with designer sanitaryware, luxury vanity units and brushed brass fittings.

Comfort and efficiency Traditional character throughout — sash windows and period detailing — with air source heating, underfloor heating, high insulation and smart home technology.

Outside Private gardens of 0.39 acres, driveway parking and a cart lodge, all within the secure gated setting of Charndon Estate.

The location Marsh Gibbon is a quintessential Buckinghamshire village with a strong community, local amenities and countryside walks. Bicester, a short drive away, offers wider shopping and leisure, and Bicester North and Bicester Village stations run direct to London Marylebone in under an hour. Oxford is also within easy reach.

The development The Farmhouse Collection is a rare opportunity to own one of three individual homes within a beautifully restored 16th-century farmhouse, where heritage architecture meets elegant modern interiors.





























Amberley House

Approximate Gross Internal Area

Ground Floor

89.1 sq m / 959 sq ft

First Floor

61.6 sq m / 663 sq ft

Second Floor

55.3 sq m / 595 sq ft

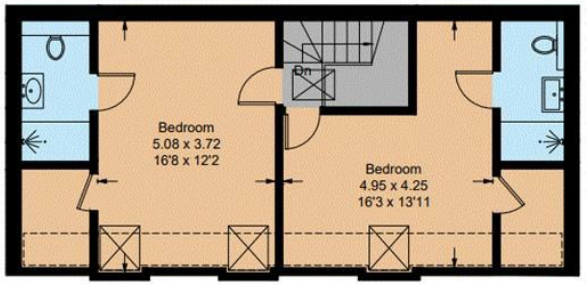
Total

206.0 sq m / 2,217 sq ft

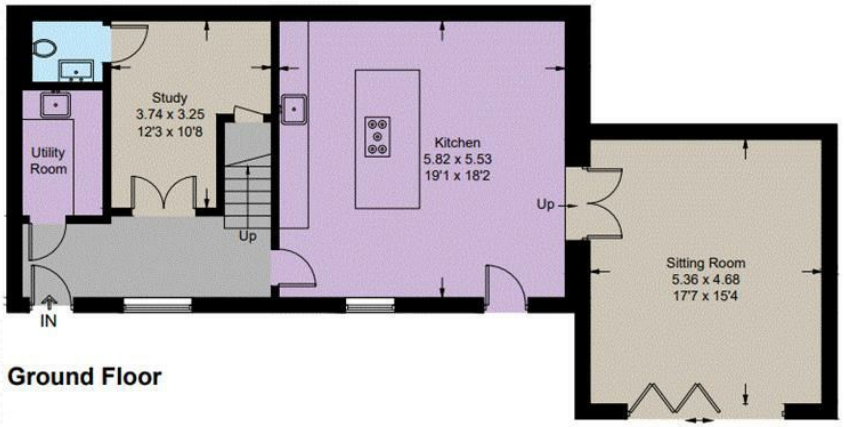
EPC Rating

D

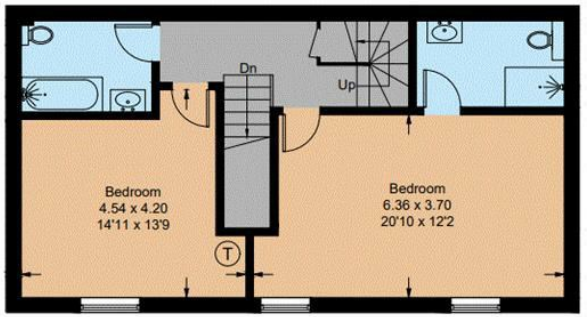
= Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

44 Pitshanger Lane, Ealing, W5 1QY
020 8579 4080
newhomes@rolfe-east.com
https://www.rolfe-east.com/