



A superbly presented four double bedroom detached executive home having been upgraded to a very high standard by the current owners to include Air Conditioning Units, Bespoke Games Room & converted Garage currently being used as a Gym on the highly sought after Springfields development within easy access to the local shop, primary school and bus route into Bicester Town Centre. The property briefly comprises; entrance hallway, cloakroom, kitchen/breakfast room with shaker style kitchen including a range of integrated appliances, games room, study. On the first floor there are 4 bedrooms with an en-suite shower room and built in wardrobes to the Master Bedroom with Bedroom 3 currently being used as a cinema room, family bathroom. Outside there is a block paved driveway providing off road parking for several vehicles leading to the converted garage, gated side access leads through to a landscaped rear garden with a large patio area and children's play area, access to garden room and gym The property is located in a quiet no through road close to the thriving market town of Bicester with excellent motorway links, 2 mainline stations and excellent range of shops including Bicester Outlet Village. Viewing comes very highly recommended.

This beautifully presented four-bedroom detached home offers generous and versatile family accommodation, complemented by an excellent garden, driveway parking and a substantial detached garage/outbuilding. Finished to an impressive standard throughout, the property must be viewed to be properly appreciated.

The welcoming entrance hall provides access to the principal ground-floor rooms and a convenient cloakroom. The spacious dual-aspect sitting room enjoys plenty of natural light, with French doors opening directly onto the rear garden. The well-appointed kitchen/breakfast room provides ample space for everyday dining and entertaining, while a separate games room offers a flexible second reception space. A useful study completes the ground-floor accommodation and is ideally suited to those working from home.

On the first floor, the principal bedroom benefits from fitted storage and its own en-suite shower room. Bedroom two also enjoys an en-suite, while two further well-proportioned bedrooms are served by the family bathroom. Additional storage is thoughtfully incorporated within the landing.

Outside, the property benefits from driveway parking and a good-sized, enclosed rear garden, principally laid to lawn with areas for outdoor

seating, entertaining and children's play. A particularly impressive feature is the substantial detached garage/outbuilding, which is currently arranged as a fully equipped gym and separate garden room. This highly versatile space could suit a variety of purposes, including a home office, studio, leisure suite or entertaining room, subject to any necessary consents.

The property is conveniently located for Bicester's extensive range of facilities, including shops, supermarkets, cafés, restaurants, leisure amenities and the internationally renowned Bicester Village retail destination. The town is particularly well connected, with Bicester North providing direct rail services to London Marylebone and Birmingham, while Bicester Village station offers services towards London Marylebone and Oxford. Road connections are equally convenient, with easy access to the M40, A34, A41 and surrounding Oxfordshire countryside.

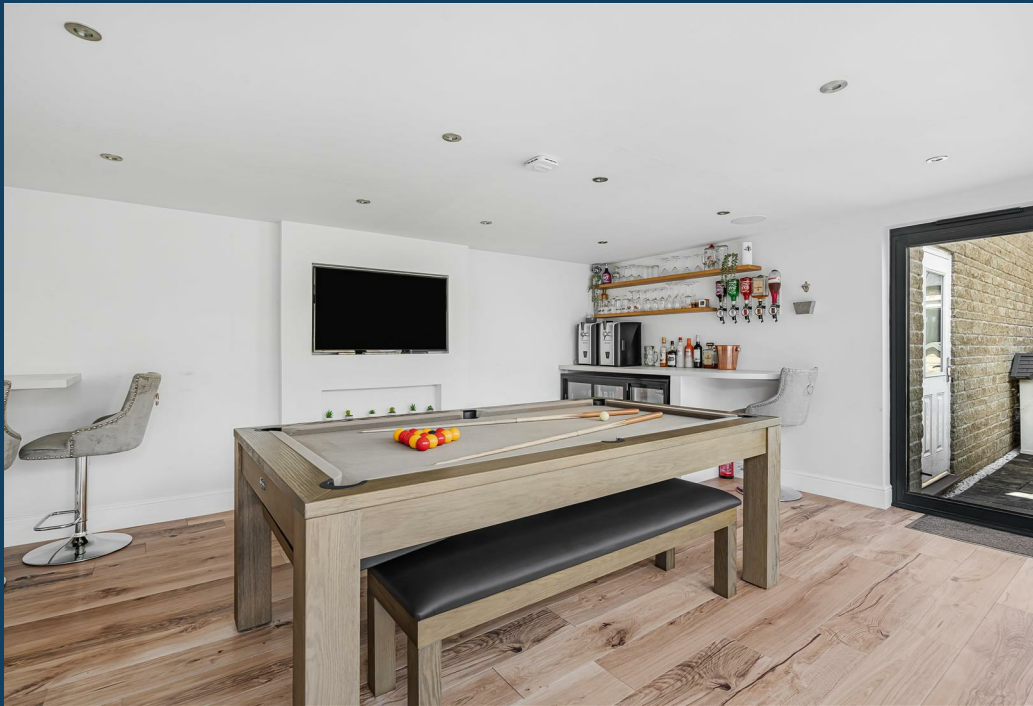




Property Comprises:

- Entrance hall
- Ground-floor cloakroom
- Spacious dual-aspect sitting room with French doors to the garden
- Well-appointed kitchen/breakfast room
- Separate games room
- Home office/study
- Principal bedroom with fitted storage and en-suite shower room
- Second double bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Good-sized enclosed rear garden
- Driveway parking
- Detached garage/outbuilding
- Fully equipped gym
- Separate garden room





**Approximate Gross Internal Area 1454 sq ft - 135 sq m
(Excluding Outbuilding)**

Ground Floor Area 753 sq ft – 70 sq m

First Floor Area 701 sq ft – 65 sq m

Outbuilding Area 446 sq ft – 41 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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		



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.



