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Tenaya, Bicester Road, Launton, OX26 5DP

Offers in excess of £825,000

An immaculately presented four-bedroom detached family home, extended and refurbished to the highest of standards, providing flexible accommodation to suit 21st family living in the heart of the popular Oxfordshire village of Launton, which is close to excellent commuter links to London and Oxford.

Upon entering this handsome property, you are welcomed into a hallway providing access to the sitting room, which is filled with natural light. The multi-fuel log burner makes this a cosy room to enjoy on long winter evenings.

The kitchen/breakfast room is, without a doubt, the hub of this character property. A large central island provides not only a work surface but the perfect place to perch with a cup of coffee or a glass of wine.

Having undergone a comprehensive refurbishment, the new kitchen has integrated appliances and a generous number of floor and eye-level units, including a large wine cooler, making it the ideal kitchen for the aspiring chef.

The open-plan dining room/family room, with bifold doors leading out to the patio, is light and spacious, providing the perfect area for both casual and formal entertaining.

The integral garage has been converted to provide a large office come playroom. A cloakroom and separate utility room complete the ground floor accommodation.

On the first floor, the master bedroom has high ceilings and a large bay window. The luxury en-suite boasts a double shower and double sinks.

There are three further bedrooms, one with a feature fireplace. A family bathroom completes the first-floor accommodation.

To the rear of the property is a surprisingly spacious garden, which is mainly laid to lawn with attractive shrubs and borders, along with a generous patio area, which is ideal for Al-fresco dining and BBQ's.

A path leads to the rear of the garden, where there is a purpose-built garden room/home office, which provides yet further space to be utilised for a number of purposes.

To the front of the property, you will find a gated, graveled driveway providing off-road parking for several vehicles.

Launton has a strong community feel with its village hall, sports club, church, and two pubs; it is also one of the few villages locally that can still boast that it has a Post Office.

Don't miss the hairdressers, and the Tythe Barn either, and if you need to pop into town the village has a good bus service.

Bicester 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 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.

The A41, A43 and A34 are all within easy reach. Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minute's drive or a five-minute walk from the town centre.

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.


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Accommodation Comprises:

Ground Floor - Entrance Hall, Two Reception Rooms, Kitchen/Dining/Family Room, Utility Room, W.C

First Floor -Master Bedroom, En-Suite Shower Room, Three Bedrooms, Family Bathroom.

Outside - Driveway Parking, Front Lawn, Side Access To The Rear Garden, Which Is Mainly Laid To Lawn With A Large Patio, Timber Framed Garden Room/Home Office.

Freehold Property
Brick-Built, Tiled Roof

Services:
Oil-Fired Central Heating
Mains Water -
Mains Drainage -
Mains Electricity -

Broadband - Please Check With Ofcom
Mobile Phone Coverage - Please Check With Ofcom

Local Authority - Cherwell District Council
Council Tax Band - E










RON MACNEY

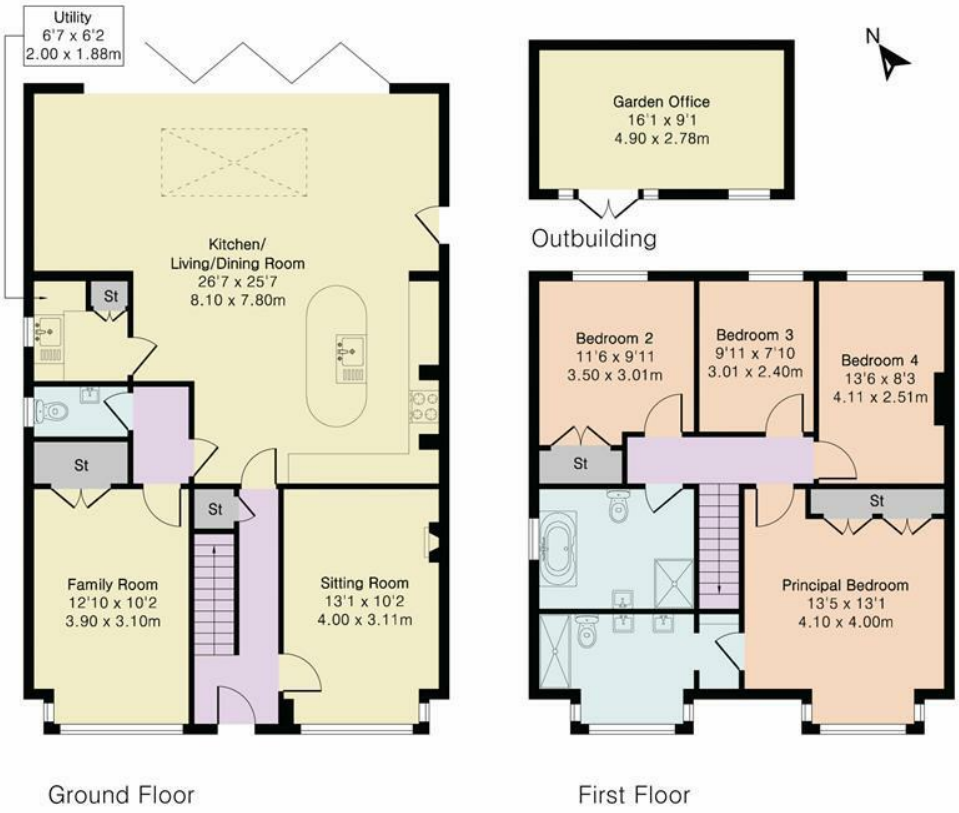






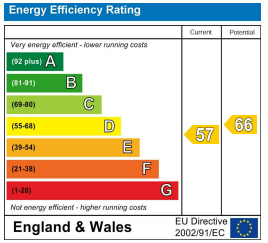
Approximate Gross Internal Area 1738 sq ft - 162 sq m
(Excluding Outbuilding)

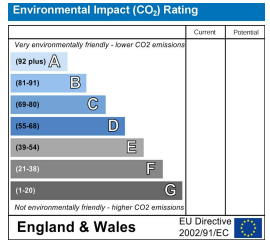
Ground Floor Area 1017 sq ft – 95 sq m
First Floor Area 721 sq ft – 67 sq m
Outbuilding Area 147 sq ft – 14 sq m



Ground Floor

First Floor





PINK PLAN

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.

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