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10, Orchard Lane, Caversfield, OX27 8AA

£750,000

10 Orchard Lane, Garden Quarter, Bicester

Occupying what is arguably one of the finest and most enviable plots within Bicester's prestigious Garden Quarter, 10 Orchard Lane is an exceptional four-bedroom detached residence offering beautifully proportioned, light-filled accommodation, a particularly private wraparound garden and its own generous driveway.

The property is approached across a substantial private gravelled driveway, providing excellent off-road parking and creating an immediate sense of space and privacy. A covered entrance opens into the wonderfully welcoming hallway, where the generous proportions, high ceilings and quality of finish set the tone for the rest of the home. The hall provides useful built-in storage, access to the stylish guest cloakroom and broad openings into the principal reception spaces, allowing light to travel freely throughout the ground floor.

The kitchen and dining room is an impressive space, ideally arranged for both everyday family life and entertaining. The contemporary kitchen has been finished to a high specification, with an excellent range of sleek cabinetry, extensive work surfaces and integrated appliances. The generous dining area comfortably accommodates a substantial table, making it perfect for family entertaining.

Across the hallway, the superb sitting room is equally impressive. Windows at both ends and two sets of glazed doors flood the room with natural light while providing attractive outlooks and direct access to different areas of the wraparound garden. Its generous dimensions allow for several seating areas, yet the room retains a comfortable and welcoming atmosphere with its wood burning stove adding a little country retreat charm.

The first-floor landing leads to four well-proportioned bedrooms and the family bathroom. Bedrooms one and two are both particularly generous double rooms and each benefits from its own contemporary en-suite shower room. The two remaining bedrooms provide excellent additional accommodation and offer the flexibility required for family life, guests or working from home. A beautifully appointed family bathroom and useful built-in storage complete the first floor.

The exceptional outside space is one of the property's defining features. Wrapping around the house, the garden is considerably larger and more private than typically found within the development. It is principally laid to lawn and enclosed by mature hedging, woven fencing and established trees, creating a wonderfully secluded setting. Several paved terraces provide appealing places for outdoor dining, entertaining or simply enjoying the garden throughout the day. The size, orientation and maturity of the plot make this a genuinely rare offering within the Garden Quarter.

Presented to the market in excellent condition, the property has been thoughtfully maintained and is finished to a high specification throughout. Its combination of beautifully balanced accommodation, an abundance of natural light, private parking and outstanding garden space makes this one of the Garden Quarter's most distinctive family homes. Internal viewing is essential to appreciate its scale, setting and quality.

The Garden Quarter

The Garden Quarter is a highly regarded development created within the historic former RAF Bicester site at Caversfield. The scheme combines handsome original military buildings with sensitively designed newer homes, all set among established trees, landscaped communal grounds and areas of open green space. The result is a distinctive and characterful environment offering a sense of space and heritage rarely associated with a modern development.

The development lies on the northern edge of Bicester, placing the surrounding Oxfordshire countryside within easy reach while remaining convenient for the town's extensive amenities. Bicester provides supermarkets, independent shops, cafés, restaurants, healthcare and leisure facilities, together with Bicester Village, home to more than 150 luxury boutiques.

Transport Connections

Bicester North railway station provides direct Chiltern Railways services to London Marylebone and Birmingham, while Bicester Village station offers direct connections to Oxford and London Marylebone. Junctions 9 and 10 of the M40 are readily accessible, providing convenient road links towards Oxford, London, Birmingham and the wider motorway network. The A34, A41 and A43 are also within easy reach.

Schools

The area offers a broad selection of state and independent schooling. Local state options include Glory Farm Primary School, Southwold Primary School, Bure Park Primary School, The Cooper School and The Bicester School.

Independent schools within travelling distance include Winchester House School, Beachborough School, Bloxham School, Tudor Hall and Stowe School, together with the renowned selection of preparatory and senior schools in Oxford.

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.





Additional Information
Four-bedroom detached residence
Two generous reception spaces
High-specification kitchen
Two en-suite shower rooms
Family bathroom and ground-floor cloakroom
Private wraparound garden
Generous private driveway
Freehold
Estate service charge: £674.25 1/2 yearly
EPC Rating: B
Council Tax Band: F
Local Authority: Cherwell District Council













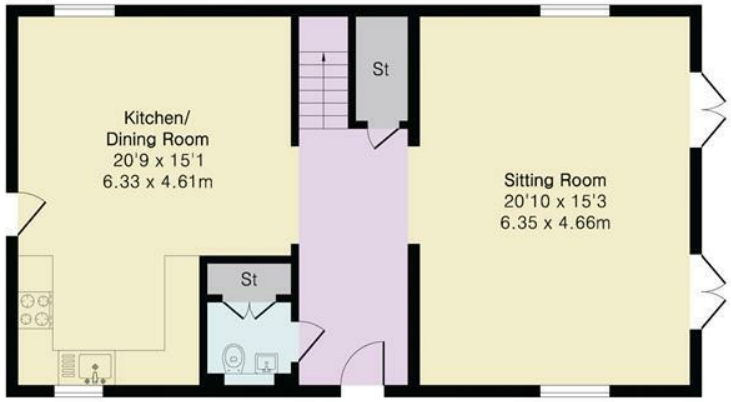

LOVE



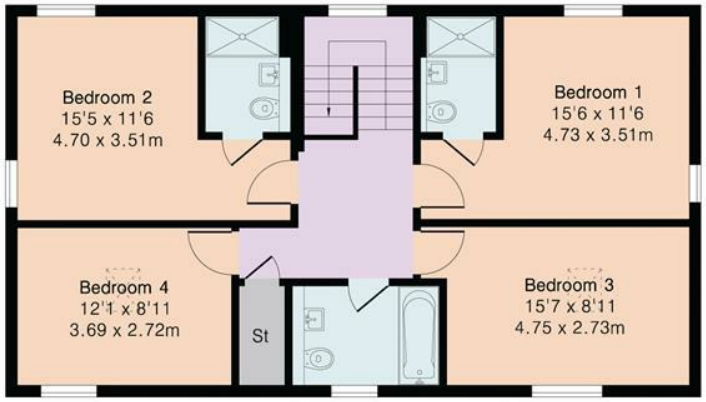
Approximate Gross Internal Area 1584 sq ft - 148 sq m

Ground Floor Area 792 sq ft – 74 sq m

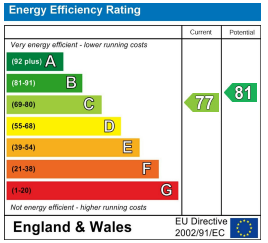
First Floor Area 792 sq ft – 74 sq m

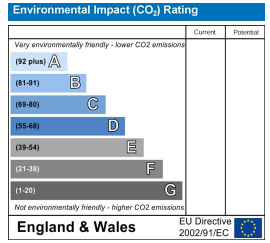


Ground Floor



First Floor





PINKPLAN

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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