

# HUNTERS<sup>®</sup>

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## Blackthorn Road

Launton, Bicester, OX26 5DA

£469,999 Freehold



Council Tax: D



# 11A Blackthorn Road

Launton, Bicester, OX26 5DA

£469,999



- 3 bedroom detached bungalow
- 180ft rear garden with range of fruit trees
- Backing onto Millenium field
- Garage converted to workshop and office/utility
- Driveway parking for 3 cars
- Extended living room
- Conservatory
- Popular village with amenities



Located on a large plot with a 180ft rear garden, an extended 3 bedroom detached bungalow with conservatory, workshop and office. The property has been updated and extended by the current owners and benefits from gas central heating and double glazed windows throughout.

The accommodation comprises of a hall, refitted kitchen with Worcester LPG gas boiler, living room with log burner open plan to dining room, conservatory. The inner hall leads to three bedrooms, two of which are doubles and a shower room. The former garage has been converted to a workshop/shed with toilet and sink, and a home office with power and light.

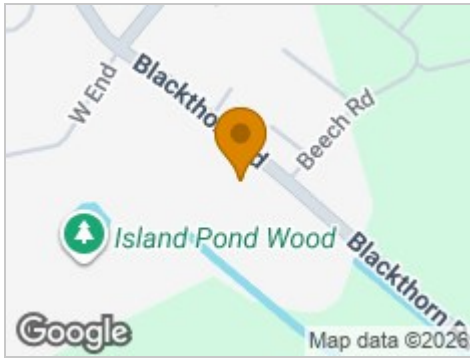
There is paved driveway parking for three cars and gated access to the extensive, landscaped rear garden with mature shrubs, range of fruit trees and a south westerly aspect. The large paved patio area connects the conservatory to the office and workshop, to the rear of the 180ft garden there are outbuildings with power and light. The garden backs onto the village owned Millenium field with wooded areas and paths.

Launton amenities include a primary school, post office, two shops, two pubs, sports and social club, church and a hairdressers. Both Bicester train stations are within a 10 minute drive and Junction 9 of the M40 is approximately 15 minutes away.

Tel: 01869 321999



## Road Map



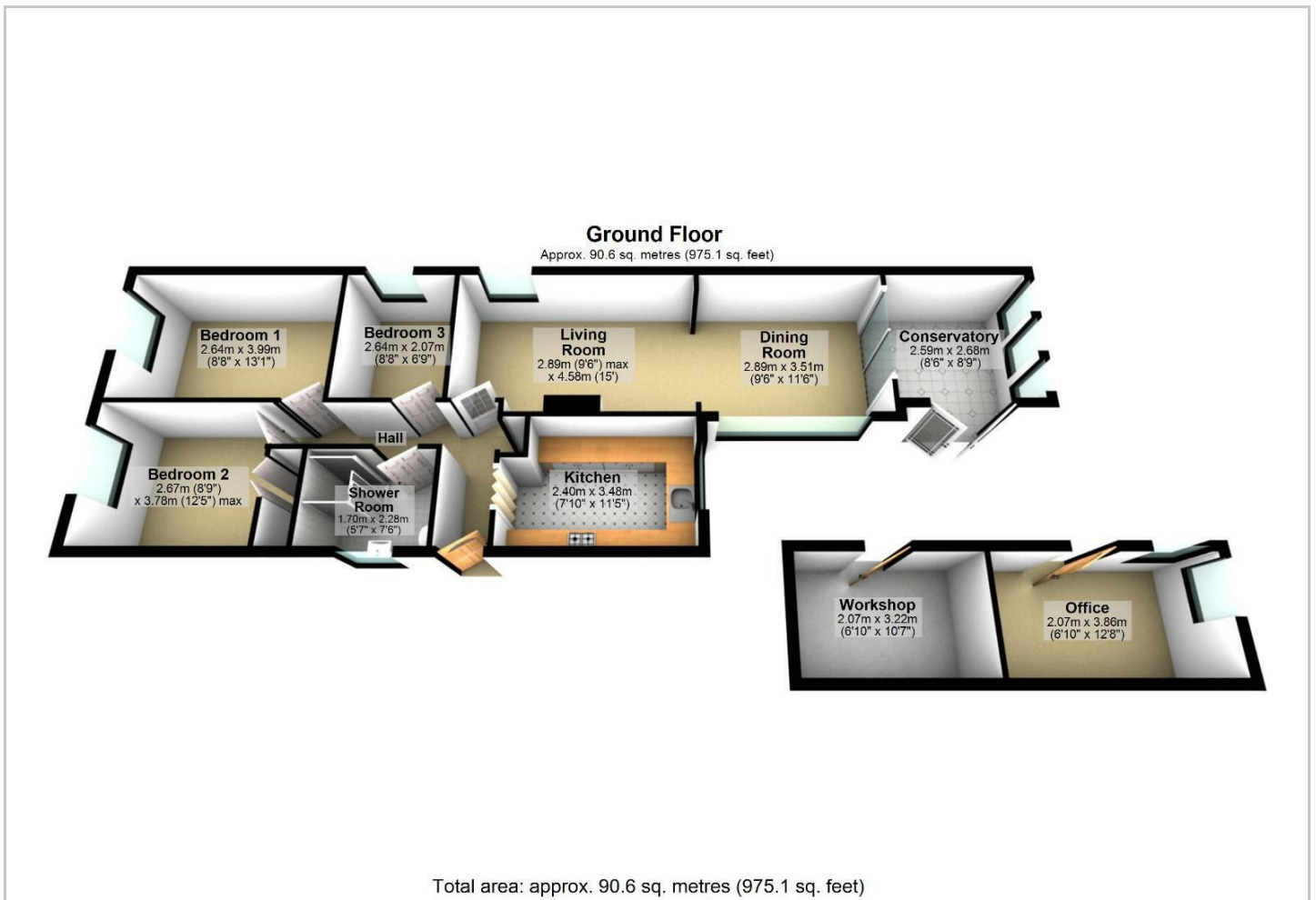
## Hybrid Map



## Terrain Map



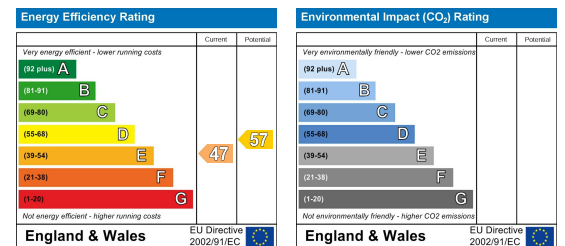
## Floor Plan



## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.