



Heather Cottage, Juniper Hill, Brackley, Northamptonshire, NN13 5RH

HOWKINS &  
HARRISON

# Heather Cottage, Juniper Hill, Brackley, Northamptonshire, NN13 5RH

Guide Price: £500,000

Occupying a secluded position in the delightful and peaceful hamlet of Juniper Hill, Heather Cottage is ideally placed for access to Bicester, Brackley, Towcester and the M40. Recently extended and modernised, and presented in excellent condition, this bungalow offers a stunning live-in kitchen/dining/sitting room, three bedrooms (two of which are en-suite), a family shower room and a utility room, along with an enclosed garden and ample driveway parking.

## Features

- Detached bungalow
- Extended and modernised
- Master bedroom with dressing room and en-suite
- Further en-suite bedroom
- Third bedroom and a family shower room
- Live-in kitchen/dining/sitting room
- Utility room
- Enclosed gardens
- Ample driveway parking
- Energy rating E



Juniper Hill is a charming rural hamlet surrounded by stunning countryside and close to the village of Cottisford and is ideally placed with good road links offering access into Bicester (approximately 7.5 miles) and Brackley (approximately 2 miles).

Trains from Bicester make the location ideal for commuting into London or Birmingham, and Junction 10 of the M40 is approximately 3.7 miles away.

Excellent schooling is available in Fringford, and in nearby Brackley. Sporting activities in the area include golf at Bicester Golf Club, and motor racing at Silverstone. Finally, the renown Bicester Village is within easy reach.



## Accommodation

Presented in excellent condition throughout, this spacious bungalow offers flexible accommodation and has recently been extended and modernised. Now offering a master bedroom with dressing room and en-suite, a further en-suite bedroom and a third bedroom, a family shower room and a utility room, in addition to a spacious live-in open plan style kitchen/dining/sitting room with patio doors leading out onto the terrace.





## Outside

The property is approached either by a footpath leading to the garden, or through one of two entrances onto hard standing offering ample driveway parking. The remainder of the low maintenance garden is mostly laid to lawn, with a terrace entertaining area, and is enclosed on all sides.

## Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





## Viewing Arrangements

Strictly by prior appointment via the selling agents,  
Howkins & Harrison. Contact Tel:01327-353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

The following services are connected to this property: electricity, and water. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy, and availability of mains services. Drainage is via a septic tank. Boiler is oil fired.

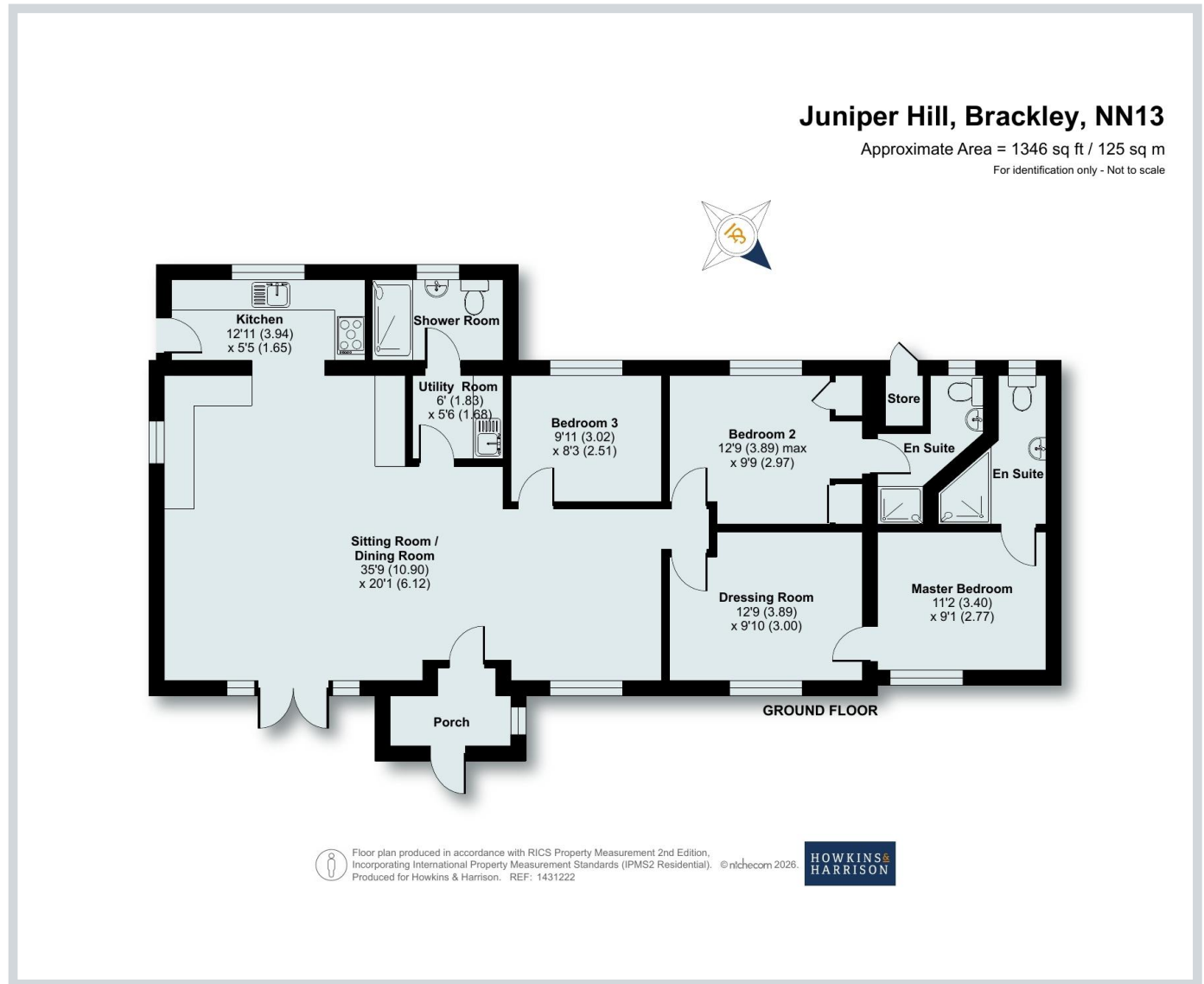
Tenure: Freehold

## Local Authority

Cherwell District Council  
[Tel:01295-227001](tel:01295-227001).

Council Tax Band - E

EPC rating TBC.



## Howkins & Harrison

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