



A charming and well-presented three-bedroom detached property with a delightful mature garden, detached garage, and generous driveway parking in an elevated position within the pretty Oxfordshire village of Somerton.

Approached over a driveway providing ample parking for several vehicles, The Dell sits well within its plot.

An enclosed porch leads to the spacious entrance hallway, which provides access to the sitting room, kitchen, stairs to the first floor, and a W.C

The kitchen enjoys views over the rear garden. It is fitted with a generous number of contemporary floor and eye-level units, and space for appliances.

The dining area overlooks the front garden and makes for a lovely room to enjoy both casual and formal dining.

The sitting room has oak flooring and a feature fireplace, along with patio doors to the rear garden, making for a fantastic space for family gatherings and cosy winter evenings alike.

The first floor has three bedrooms, all served by a large family bathroom.

Outside mature hedges enclose the driveway and lawn to the front.

The rear garden is mainly laid to lawn with mature shrubs, trees, and a pretty babbling brook, providing the perfect backdrop to enjoy this very private space.

The patio is ideal for outside entertaining, and a purpose-built garden room has been enjoyed by the current owners as a place to relax on long summer evenings. It also offers the potential to be utilised as a home office or hobby room.

Somerton is rich in rural amenities, including river and canal-side walks. Activities include an independent women's group, and a community bar in the village hall.

Neighbouring amenities at Heyford Park, include Heyford Park Free School, Nursery, a neighbourhood centre with retail outlets, medical centre, and a restaurant.

Additional schools nearby include, The Marlborough School, Dr. Radcliffe's Primary School as well as Beachborough School, Winchester House, Stowe and Tudor Hall.

There is easy access to Bicester North train station which offers a commuter service to London Marylebone in around 45 minutes and you can

reach Birmingham in 1 hour.

Bicester Village train station offers service to Oxford Parkway and London Marylebone. Local trains to Banbury, Oxford and London Paddington are also available from the nearby Heyford station.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34.

Soho Farmhouse, a short drive, offers luxury entertainment, dining, culture and boutique accommodation. Nearby Deddington has a highly regarded monthly farmers market.

Further shops and amenities can be found in Bicester, Oxford and Banbury.

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.





Accommodation Comprises:

Ground Floor - Entrance Porch, Entrance Hallway, Sitting Room, Kitchen/Dining Room, W.C

First Floor - Three Bedrooms, Family bathroom.

Outside - Garage, Driveway Parking, Front Garden, Rear Garden With Patio, Garden Room.

Freehold Property

Stone-Built

Oil-Fired Central Heating

Mains Water

Septic Tank With Pump

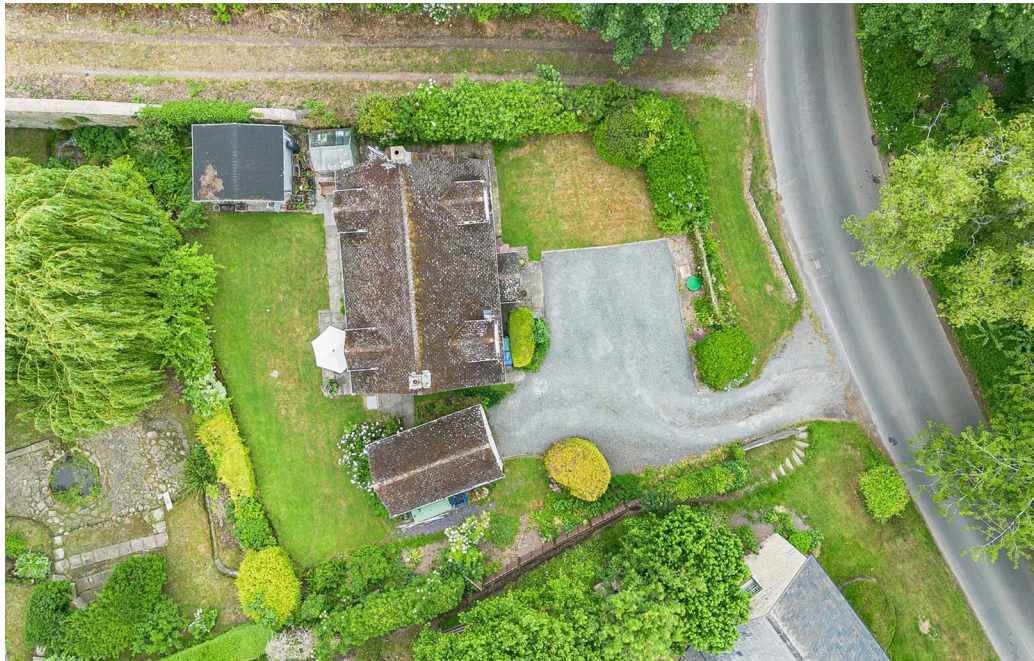
Mobile Phone Coverage - Check Using Ofcom

Broadband - Check Speed With Ofcom

Local Authority - Cherwell District Council

Council Tax Band - E





**Approximate Gross Internal Area 1139 sq ft - 106 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 578 sq ft – 54 sq m

First Floor Area 561 sq ft – 52 sq m

Garage Area 170 sq ft – 16 sq m

Outbuilding Area 113 sq ft – 11 sq m



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



