



Connells

Ardley Road
Fewcott Bicester



Property Description

Situated in a charming village, this beautifully presented four-bedroom detached bungalow offers the perfect blend of space, style, and countryside living.

Thoughtfully extended and finished to a high standard, the heart of the home is a stunning 32-foot open-plan kitchen, living and social area, designed with under-floor heating, is also bathed in natural light thanks to its triple aspect layout. This generous space features extensive worktops, ample storage, and sleek modern fittings, all opening out through bi-fold doors to sweeping views across an open field, ideal for entertaining or simply soaking in the peace and quiet.

The rest of the accommodation flows from a central hallway, leading to four generously sized double bedrooms. The main bedroom is a real highlight, complete with a walk-in wardrobe and a premium finished en-suite, incorporating a spacious walk-in shower. A stylish family bathroom offers both a bath and a separate shower, catering comfortably to the needs of a busy household.

Outside, there's driveway parking at the front of the property, while the rear garden is laid to lawn, an outbuilding with power and lighting, offering a private, green retreat with field views.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Open Plan Living Area

Tiled floor, underfloor heating, triple aspect windows and bi-fold doors for garden access, wall and base units in kitchen area with breakfast bar, integral double oven, induction hob and extractor, fridge freezer, space for washing machine and dishwasher

Hallway

Tiled floor, access to all bedrooms and family bathroom, built in storage

Bedroom One

Double Bedroom, carpet, window to rear of property, access to walk-in wardrobe and en-suite.

En-suite- Tiled floor, partially tiled walls, walk-in shower with glass screen, WC, basin, window to rear of property

Bedroom Two

Double bedroom, carpet, window to front of property

Bedroom Three

Double bedroom, carpet, window to front of property

Bedroom Four

Double bedroom, carpet, window to front and side of property

Family Bathroom

Tiled floor, partially tiled walls, walk-in shower, bath, WC, basin, windows to side and rear of property

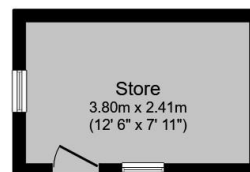
Utility Area

Tiled floor, door to side of property, loft access point





Floor Plan



Outbuilding

Total floor area 149.8 m² (1,613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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Property Ref: BIC309821 - 0003