



A fantastic opportunity to purchase a brand new stone-built four-bedroom property on a small development, arranged over three floors with a fabulous open-plan kitchen/dining/family room, this property is fitted to the highest of standards.

#### Property Information:

Ground Floor Underfloor Heating

Flooring: - Karndean Flooring Downstairs, Carpets Upstairs

Kitchen: Range Master Cooker, Bosch Dishwasher, Bosch Microwave, LG Wine Fridge, Shaker Style Kitchen With Quartz Worktops

Snug/Breakfast Room: Corner Log Burner, Built-In Blinds/French Doors, Feature Lantern With Lights

Utility Room: Fitted Units, Space For a Washing Machine and Tumble Dryer

Sitting Room:, Built-In Blinds In Bifolding Doors

Principal Bedroom: Fitted Wardrobes In The Dressing Room, En-Suite With Hansgrohe Shower

Second Bedroom: Fitted wardrobes, En-Suite with Hansgrohe Fittings

Third Bedroom: Fitted Wardrobes

Family Bathroom: Hansgrohe Shower

Garage: Electric Garage Door, Under-Floor Heating

Rear Garden: Fully Fenced, Turfed, Paved Patio

Front Garden: Two Parking Spaces Turfed

The village of Ambrosden is set approximately 3 miles southwest of the market town of Bicester.

The oldest part of the village consists of a few houses, including the Park Farm, a post office, a corn mill, a village hall (formerly a school) and the modern school.

The village also contains the church, the Parish Church of St. Mary the Virgin.

Most of the houses and cottages are built of coursed rubble, with many standing on the high road leading from Merton to Bicester, opposite the park, church, and vicarage. To the east of the village, near the parish church, are some 19th-century cottages made of stone, roofed with slates.

For commuters both Bicester North and Bicester Town stations are a short drive away with services to London Marylebone,, Oxford and Birmingham. Junction 9 of the M40 is close by and offers commuter access to London, the M25 and Birmingham.

The town is a historic market centre, but has shown major ambitions for growth through the development of the internationally recognised Bicester Village Shopping Centre, the town centre

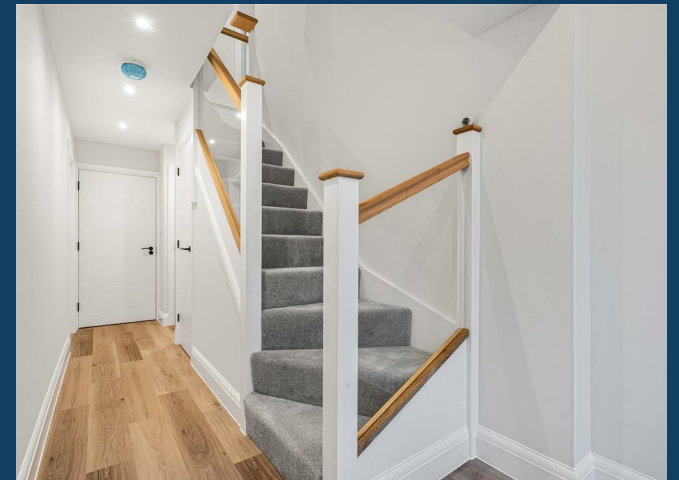
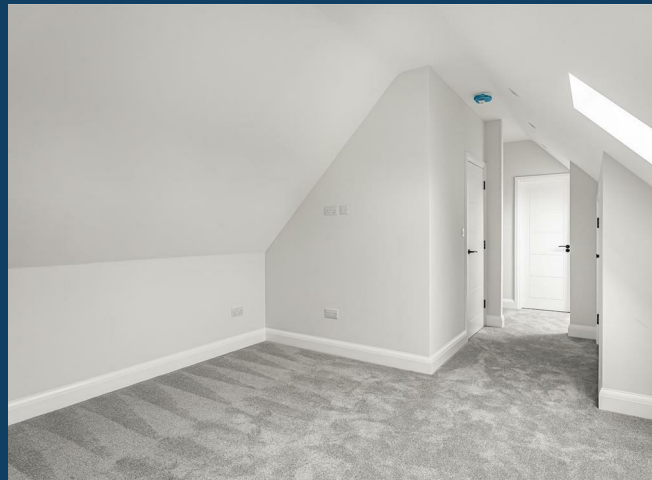
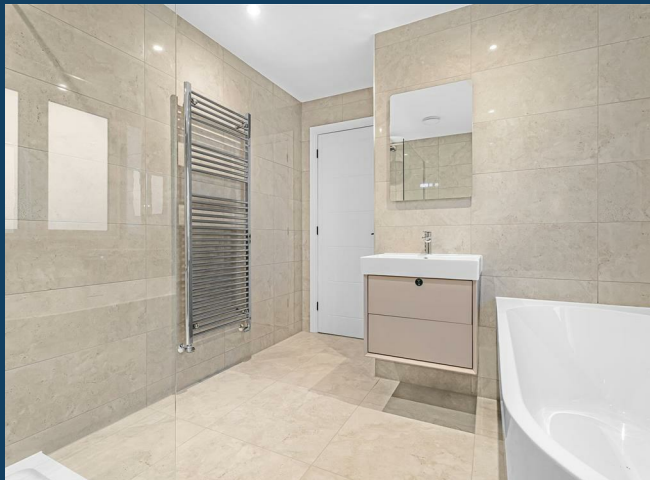
redevelopment, and the Bicester Eco-town.

For shops and facilities Bicester offers a range of supermarkets, individual shops, doctors surgeries, opticians, a regular market, a cinema complex along with leisure facilities.,

For more extensive facilities Oxford, Aylesbury, and Banbury are all within reach.









## Approximate Gross Internal Area 1942 sq ft - 180 sq m (Including Garage)

Ground Floor Area 929 sq ft – 86 sq m

First Floor Area 700 sq ft – 65 sq m

Second Floor Area 313 sq ft – 29 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			
<b>England &amp; Wales</b>		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.



