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The Police House, Station Road, Marsh Gibbon, OX27 0HN

Offers in excess of £850,000

A four-bedroom detached property arranged over two floors, extended to the rear offering flexible accommodation for modern family living on a generous plot with a large rear garden, and a summer house in the popular village of Marsh Gibbon.

Approached over a gravel driveway with parking for several vehicles The Police House occupies a fantastic plot within the heart of the village.

The hallway provides access to the reception rooms, kitchen, w.c, and stairs to the first floor.

The main sitting room is approaching 30ft in length, with windows to the front and rear, along with French doors to the garden the room is filled with natural light, and offers the perfect space for entertaining.

There is plenty of room for comfy sofas near the woodbuner, along with a large dining table and chairs, and the stylish wood effect flooring makes for really easy living.

The kitchen has been fe-fitted with floor-standing units, a breakfast bar, and integrated appliances, along with space for a range cooker, and a large fridge freezer.

A second reception room adjoining the kitchen offers the flexibility to be utilised as a family room, dining room or a playroom.

Leading off the kitchen is the garden room, with views over the garden and French doors it also offers flexibilty for modern family living.

A study and cloakroom complete the fantastic accommodation on the ground floor of this substantial village home.

The first floor has four double bedrooms, and a luxurious family bathroom with double sinks, a bath, and a separate shower.

The master bedroom enjoys views over the lovely rear garden, and boasts fitted wardrobes along with a large en-suite, which has also been refurbished to include double sinks, a bath, and a shower.

Outside the property has a garden to the front, which is laid to lawn, along with a carport and gated access to the rear garden.

To the rear there is plenty of space for al-fresco dining on the patio, or the decking, making the most of the seclusion this lovely garden has to offer.

The garden is mainly laid to lawn with mature shrubs and trees, with plenty of space to kick a ball, grow vegetables, or just relax on long summer evenings, it has something for all the family.

The summer house has power and light, ideal for entertaining, to be used as a studio, or a quiet spot for those who work from home.

An additional storage shed at the bottom of the garden is ideal for all the summer furniture and garden tools, but would also lend itself as a studio.

The village has many thriving organisations - a Village Hall with a diverse range of activities and social events, an active Church of England, United Reformed Church, Playgroup, School and PTA activities, Cricket, Football, Badminton, Tennis, Youth Clubs, Fishing, among others.

It also benefits from a recently refurbished Public House, a village shop, and post office

Bicester is approximately 3 miles away and has two railway stations. Bicester North offers great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station offers services to Oxford and has been upgraded to provide a further route to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford, and Birmingham.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's and Tesco supermarket, M&S foodhall and cinema complex.

Nearby Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes' drive or a five-minute walk from the town centre.

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 Hallway, Study, Sitting Room/Dining Room, Family Room/Garden Room Dining Room, Kitchen, W.C

First Floor - Master Bedroom With En-Suite Bathroom, Three Double Bedrooms, Family Bathroom.

Outside - Extensive Driveway Parking, Front Lawn, Carport, Side Access.

Rear Garden, Patio, Decking Area, Storage Shed, Timber Framed Summer House With Power and Light.

Freehold Property.
Services - Oil Fired Central Heating,
Mains Water and Drainage - Thames Water
Mains Electric - EDF

Mobile Telephone -Mobile Phone Coverage: Please Check Using The Ofcom Website.
Internet: Please Check Using The Ofcom Website - https://checker.ofcom.org.uk/

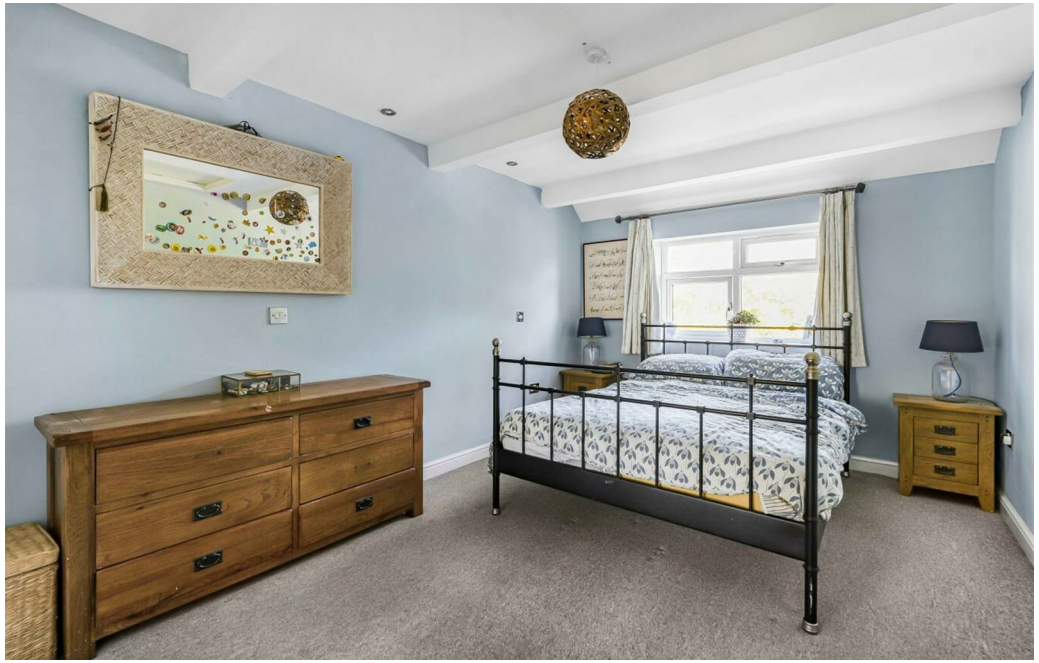
Local Authority - AVDC
Council Tax Band - G



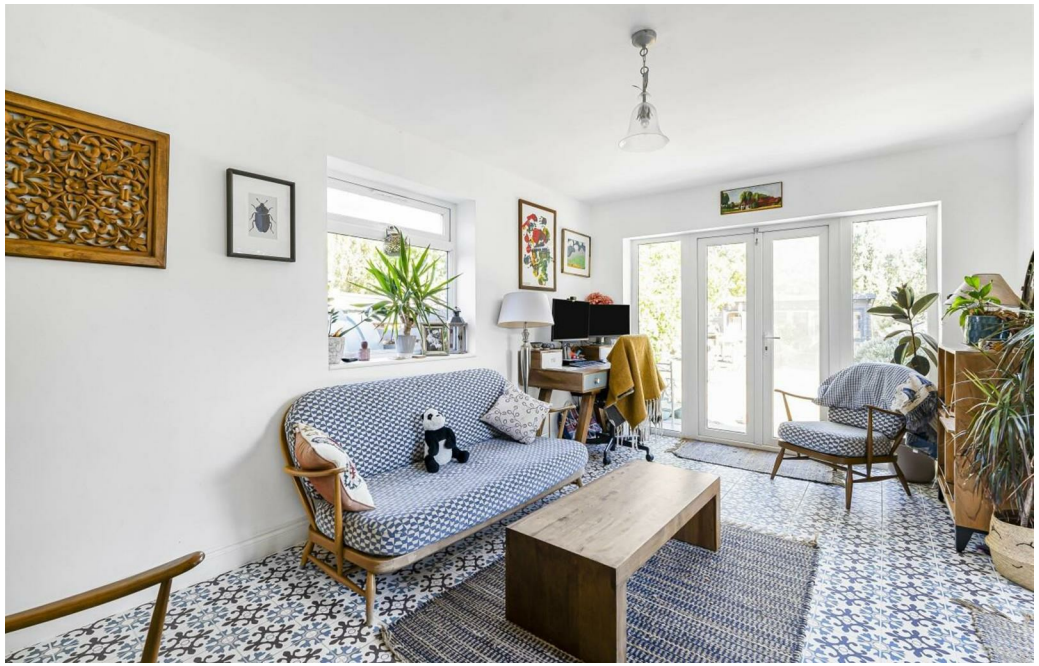






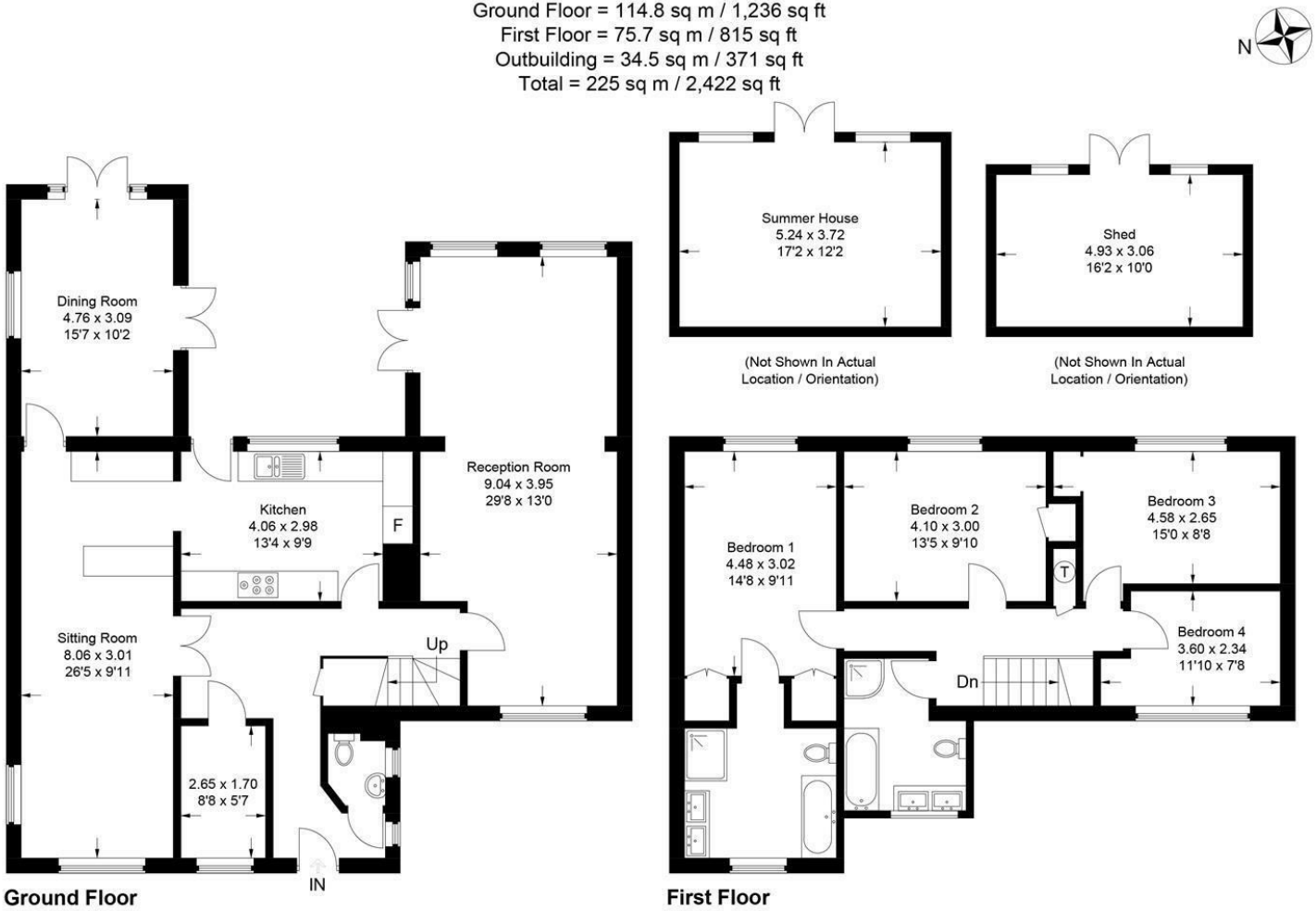


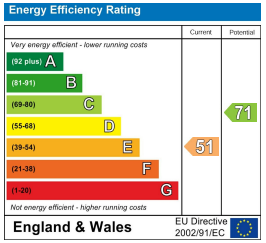


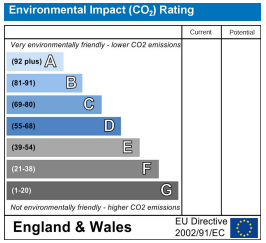




Approximate Gross Internal Area
Ground Floor = 114.8 sq m / 1,236 sq ft
First Floor = 75.7 sq m / 815 sq ft
Outbuilding = 34.5 sq m / 371 sq ft
Total = 225 sq m / 2,422 sq ft







This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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