



Quadrant Estate Agents

£485,000



Wood View, Blackthorn Road

Launton, OX26 5DA

A striking rear extension has transformed the property, creating a stunning open-plan kitchen and dining space with vaulted ceilings, skylights and doors opening onto the garden, filling the room with natural light. Designed for modern living, it offers a superb space for cooking, dining and entertaining. Situated in the sought-after village of Launton, the property enjoys a welcoming community atmosphere while being just moments from Bicester's extensive amenities, schools and transport links, including fast rail connections to Oxford, London and Birmingham.

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Approximate Gross Internal Area 1545 sq ft - 144 sq m

Ground Floor Area 1105 sq ft – 103 sq m

First Floor Area 440 sq ft – 41 sq m



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.



ACCOMMODATION

- Freehold
- EPC Rating - C
- Council Tax Band -D
- Council - Cherwell District Council
- Construction - Standard
- Mains Electricity
- Heating - Water Source Heat Pump - Warm Air Electric
- Mains Water
- Mobile Phone Coverage - Please check with Ofcom Website
- Internet Coverage - Please check with Ofcom Website



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.