

# Property details **approval form**

2 Huntingdon Road, Bicester, Oxfordshire, England, OX26 1BD

**Date:** 22 December 2025

**Property Ref and Version:** BIC309569 - 0003

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£425,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: Awaited
- > Three well-proportioned bedrooms, including en-suite to the main bedroom
- > Extended ground floor with open-plan living space
- > Modern kitchen diner with integrated appliances
- > Bright living area opening into a vaulted extension
- > Private rear garden with west to south-westerly aspect
- > Garage with power, lighting and storage
- > Driveway parking for two vehicles
- > Well located for schools, amenities, rail links and the M40

## ○ Short Description

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An extended three-bedroom home featuring a modern kitchen diner, open-plan living space with vaulted extension, en-suite to the main bedroom, west-facing garden, garage and driveway parking, ideally located for schools, amenities, Bicester Village Train Station and the M40.

## ○ Long Description

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This well-presented three-bedroom home offers thoughtfully arranged accommodation, with an extended ground floor that creates a practical and sociable living space, complemented by a convenient and well-connected location.

The entrance hall provides useful built-in storage and leads to a ground floor cloakroom. To the front of the property is a modern kitchen diner fitted with a range of base and eye-level units, integrated appliances and space for dining, making it a functional everyday space. The living room sits to the rear and opens seamlessly into the extension, which features a vaulted ceiling with skylights and French doors leading out to the garden. This area works particularly well as a main living and entertaining space, benefiting from excellent natural light.

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

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Outside, the rear garden enjoys a west to south-westerly aspect, making it ideal for afternoon and evening sun. Side access leads through to the driveway. The property also benefits from a garage with power, lighting and storage, along with driveway parking for two vehicles.

The location is a real strength, with a primary school approximately 0.3 miles away, a secondary school around 0.4 miles away, and local amenities also within roughly 0.4 miles. Bicester Village Train Station is approximately one mile from the property.

## ○ Directions

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## ○ Agents Note

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## **○ Room Description**

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## ○ Room Description

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## **○ Room Description**

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## ○ Property Images





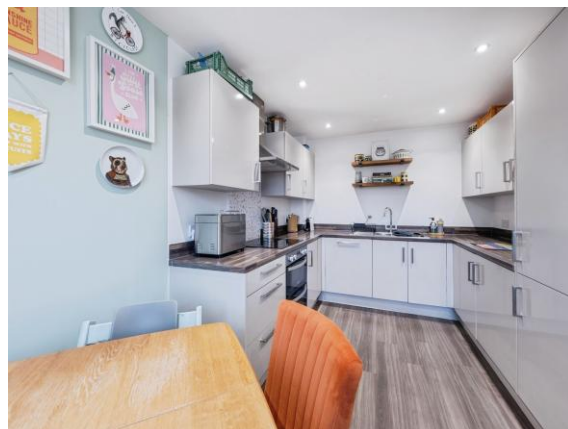
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## ○ Property Images





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## Floor Plan



Total floor area 123.7 m<sup>2</sup> (1,331 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.propertybox.io](http://www.propertybox.io)



## Approval

Signature		Date
Liam Kerr		
Mr R. Simmonds		