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Gilbert House, Trenchard Lane, Caversfield, OX27 8AE

£725,000

Gilbert House is a striking and highly individual three-bedroom detached home, occupying an enviable position within Bicester's sought-after Garden Quarter. Constructed approximately ten years ago, the property was thoughtfully designed to reflect the architectural character and proportions of the original buildings found across this historic former RAF site, while providing all the comfort, efficiency and clean lines expected of a contemporary home.

The front door opens into a welcoming entrance hall with useful storage and a stylish cloakroom with space for the washing machine. Beyond lies the open-plan kitchen, dining and living space, which extends across almost the entire ground floor. Floor-to-ceiling glazing wraps around much of the room, flooding the interior with natural light and creating an exceptional connection with the private garden.

The kitchen has been finished with high-quality contemporary cabinetry, generous preparation space, integrated appliances and a central island incorporating a breakfast bar.

The remainder of the room offers clearly defined areas for family dining, relaxation and entertaining, while the impressive open-tread staircase with glazed balustrading provides a striking architectural focal point.
Several sets of glazed doors open directly onto the terrace and garden, allowing the indoor and outdoor spaces to flow beautifully during the warmer months.

The first-floor landing is enhanced by a dramatic double-height void and leads to three well-proportioned bedrooms.

The principal bedroom has its own en-suite shower room and direct access to the extensive balcony. The second bedroom also opens onto the balcony, while bedroom three provides a generous and versatile additional room with floor-to-ceiling windows. A smartly appointed family bathroom completes the accommodation

The balcony extends across the rear elevation and enjoys an attractive outlook over the garden and surrounding greenery, providing an additional outdoor space from which to relax and appreciate the property's peaceful setting.

Outside, the private and enclosed garden is of a generous size, offering considerable scope for landscaping and providing plenty of room for outdoor dining, recreation and family life.

A paved terrace adjoins the house, while established boundary planting creates an attractive sense of seclusion. The property also benefits from allocated parking spaces to the front of the house.

Gilbert House has been maintained and improved by its current owners, with notable recent investment including the installation of a new boiler and the replacement of the flat roof. Its distinctive architecture, exceptional open-plan living space and abundance of natural light combine to create a home quite unlike anything else currently available locally.

Location

The Garden Quarter is an award-winning development situated on the edge of Bicester and surrounded by attractive Oxfordshire countryside. The development has been sensitively created around the historic buildings and landscaped grounds of the former RAF Bicester site, combining a strong sense of heritage with contemporary living.

Bicester town centre provides an extensive range of everyday amenities, including shops, supermarkets, cafés, restaurants, leisure facilities and healthcare services. The internationally renowned Bicester Village shopping destination is also within easy reach, while nearby retail parks provide further shopping and dining opportunities.

Transport connections are excellent. Bicester North railway station provides direct services to London Marylebone and Birmingham, while Bicester Village station offers services to London Marylebone and Oxford. The M40 is readily accessible, providing connections towards London, Birmingham and the wider motorway network, with the A34 offering convenient access to Oxford, Abingdon and the south.

The area is well served by both state and independent schools. Local state-school options include Glory Farm Primary School, Bure Park Primary School, The Bicester School and The Cooper School. Independent schooling within reach includes Bloxham School, Winchester House School, Beachborough School, Tudor Hall, Stowe School and a broad selection of highly regarded schools in Oxford.

Important ID Information
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:

Open-Plan Kitchen, Dining and Living Space
Entrance Hallway, Storage Cupboards, Cloakroom
Principal Bedroom With En-Suite Shower Room
Two Further Double Bedrooms
Family Bathroom
First-Floor Balcony
Outside:
Private Enclosed Garden
Allocated Parking Spaces
New Boiler Installed By The Current Owners
All Mains Services Connected
New Flat Roof Completed By The Current Owners
EPC Rating: C
Council Tax Band: E
Local Authority: Cherwell District Council

Service Charge Currently Circa £1200 Per Year













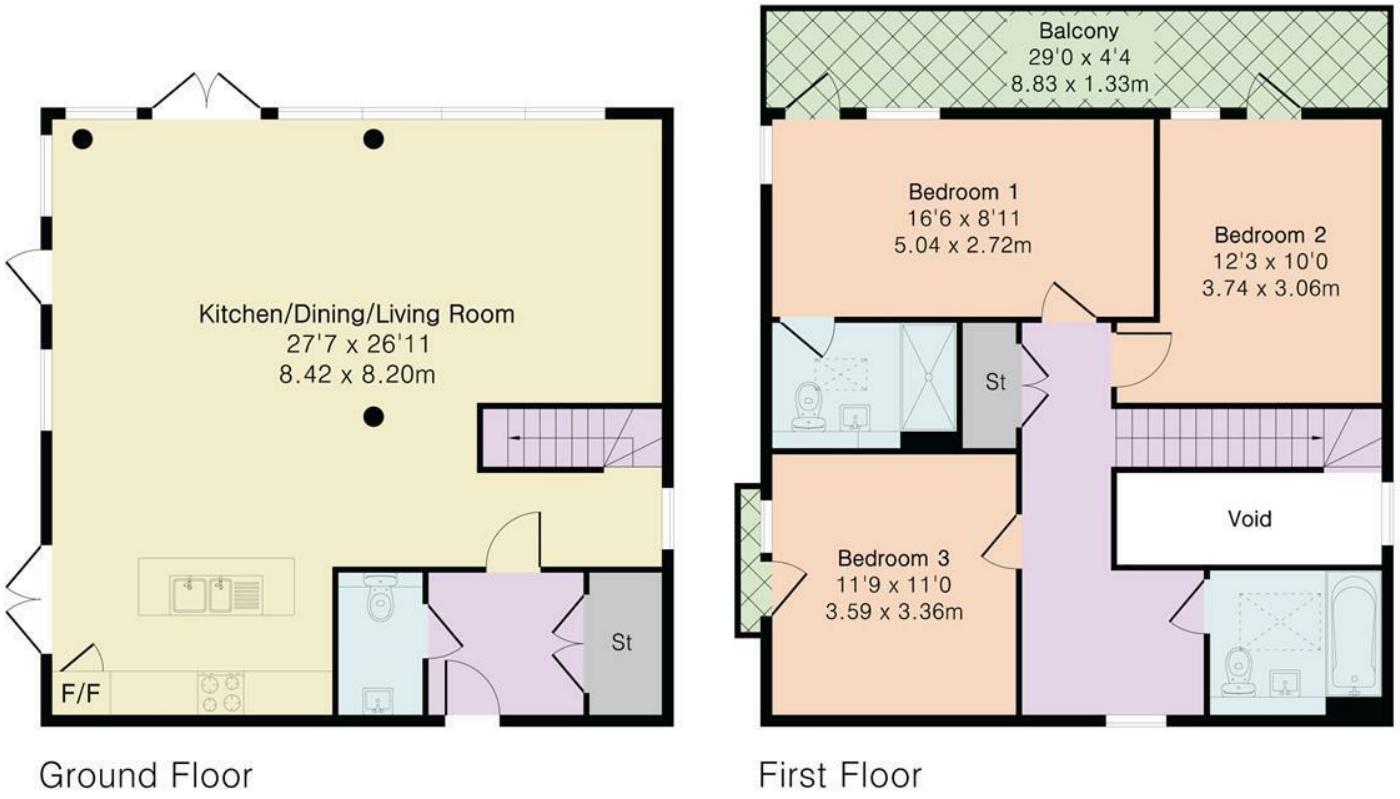


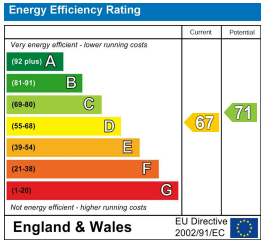


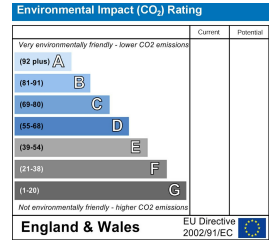
Approximate Gross Internal Area 1482 sq ft - 138 sq m

Ground Floor Area 741 sq ft – 69 sq m

First Floor Area 741 sq ft – 69 sq m







PINKPLAN

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.

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