



A delightful stone-built period property with three well-proportioned bedrooms, and a stunning kitchen/breakfast room extension, refurbished to provide contemporary living space whilst retaining an abundance of character features. A garage and off-road parking add to the practicality, and the proximity to excellent commuter links and amenities makes it a real find.

This delightful period property on School Lane offers a perfect blend of character and modern living.

As you enter, you are welcomed into a large reception room with wooden flooring that exudes warmth and character, subtly divided into two areas. It provides an inviting space for relaxation and entertaining in front of the wood-burning stove, along with a lovely area, which is the perfect space to relax with a good book.

The highlight of this home is undoubtedly the large kitchen extension at the rear, which boasts ample space for dining and cooking. This area is perfect for those who enjoy hosting gatherings or simply wish to enjoy family meals in a bright and airy environment.

Stylish floor and eye-level units, a large central island with storage and room to enjoy a cup of coffee or a glass of wine, and integrated appliances are all complemented by engineered wooden flooring. Bi-folding doors that open to the garden make for a seamless entertaining area to enjoy the whole year round.

A very practical utility room with lots of storage is accessed via an inner hallway, and a second shower room to the rear of the property offers yet further flexibility for modern living.

For those who work from home, there is a study too.

The first floor has three well-proportioned bedrooms, two of which benefit from having built-in wardrobes.

A stylish shower room with underfloor heating serves the three bedrooms.

The property also features off-road parking, a garage, and an E.V charger, ensuring convenience for residents and visitors alike. The combination of character features and modern amenities makes this house a unique find in the area.

Situated in a pretty setting on School Lane, which feels tucked away from everyday hustle and bustle, residents can still be within easy reach of Bicester's amenities.

This home presents an excellent opportunity for those looking to settle in a friendly community with a rich history.

Middleton Stoney amenities include a village hall. There is also a village playground and a 12th-century church dating back to Roman times with historic connections to King John. Bicester lies less than 3 miles away and has two stations.

Bicester North offers a great commuter service to London Marylebone in around 45 minutes, and you can reach Birmingham in 1 hour. Bicester Village train station offers service to Oxford Parkway and London Marylebone.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34. Located on the northern edge of Bicester with easy access to Bicester Village and the town centre and within 15 miles of Oxford and 17 miles of Aylesbury.

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

More recent additions are the Tesco supermarket and the Marks and Spencer Food Hall.

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 - Sitting Room, Snug, Study, Kitchen/Dining Room, Utility Room, Kitchen/Dining Room, Cloakroom.

First Floor - Three Bedrooms, Family Bathroom.

Outside - Enclosed Rear Garden, Garage, Parking For Two vehicles, E.V Charger.

Freehold Property

Stone-Built/Tiled Roof

Services:

Oil-Fired Central Heating, Underfloor Heating, Woodburner

Mains Water

Mains Drainage

Broadband Speed - Check With Ofcom

Mobile Phone Coverage - Check With Ofcom

Local Authority - CDC

Council Tax Band - D





**Approximate Gross Internal Area 1833 sq ft - 170 sq m  
(Excluding Garage)**

Ground Floor Area 1193 sq ft – 111 sq m

First Floor Area 640 sq ft – 59 sq m

Garage Area 273 sq ft – 25 sq m



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 66                      | 7         |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential                                                                           |
|-----------------------------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |                                                                                     |
| (92 plus) A                                                     |  |                         |                                                                                     |
| (81-91) B                                                       |  |                         |                                                                                     |
| (69-80) C                                                       |  |                         |                                                                                     |
| (55-68) D                                                       |  |                         |                                                                                     |
| (39-54) E                                                       |  |                         |                                                                                     |
| (21-38) F                                                       |  |                         |                                                                                     |
| (1-20) G                                                        |  |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                     |
| England & Wales                                                 |  | 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.



