



MARSH GIBBON

Buckinghamshire



A HANDSOME AND SPACIOUS GRADE II LISTED VILLAGE HOUSE.

			EPC
5	3	4	E

Local Authority: Buckinghamshire County Council
Council Tax band: G
Tenure: Freehold



THE PROPERTY

Situated in the heart of this highly sought-after village, this attractive period home believed to date from 1720, offers spacious and well-appointed accommodation, combining character features with modern comforts. A wealth of period features including exposed beams, stone flooring and exposed stone walls. The ground floor provides excellent living space, comprising two well-proportioned reception rooms, both featuring wood-burning stoves and window seats. The drawing room opens through double doors to a versatile dining room, which connects to the orangery and could equally serve as a family room. This area forms part of an extension added in recent years, with the principal bedroom suite above.





MORE ABOUT THE PROPERTY

The orangery is a particularly appealing space, featuring a vaulted ceiling, fitted blinds and two sets of double doors opening onto the garden, creating an excellent connection between the house and its outdoor space. The recently fitted kitchen is well equipped, centred around an impressive island and complemented by a bespoke larder cupboard, extensive storage and an Aga. A door leads through to the adjoining utility room and cloakroom.





MORE ABOUT THE PROPERTY

On the first floor, the principal bedroom benefits from a partially vaulted ceiling, fitted wardrobes and an ensuite bathroom. There are two further bedrooms served by a family bathroom. The second floor provides two additional bedrooms, a bathroom and a spacious landing area offering flexibility for a variety of uses.

The house is approached via an electric five-bar gate, opening onto a sweeping gravel driveway which leads to the double garage. The front gardens are attractively planted with roses and a variety of fruit trees. To the rear, the garden is principally laid to lawn and bordered by well-stocked herbaceous beds, with a number of mature specimen trees including horse chestnut, oak and ash. The double garage has an electric door and space for two cars and workshop with stairs to a room above.





LOCATION

Marsh Gibbon is a thriving and historic village just to the east of Bicester. It has a variety of amenities, including a post office/shop, the Plough Inn public house, a garage/repair business, a village hall, a playground, a football club, a cricket club, tennis club, a playgroup, and a well-regarded Church of England primary school and monthly farmers' market. Bicester is an increasingly popular destination with an extensive range of shopping and amenities. In the historic town centre are a range of independent shops, restaurants and farmers markets every week. Bicester Village Retail Centre has over 150 designer brand outlets, together with Bicester Avenue Home and Garden Centre providing outstanding shopping facilities. The village is very well located for access to Oxford via A34 and London via the M40, junction 9. There are fast trains from Bicester North and Bicester Village to Oxford - 19 minutes and London Marylebone - 50 minutes.





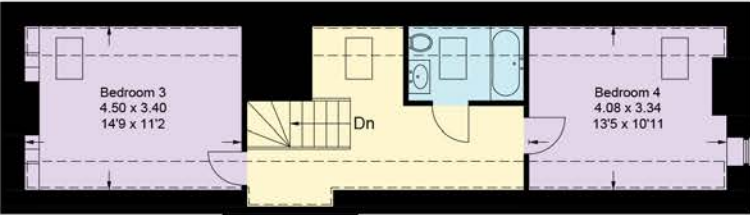
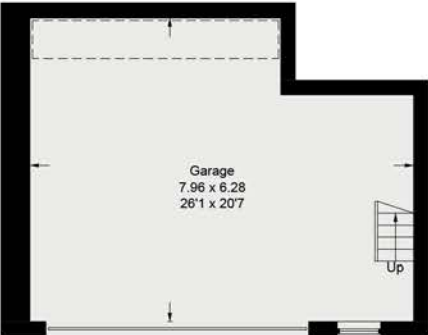
Swan Farm

Approximate Gross Internal Area

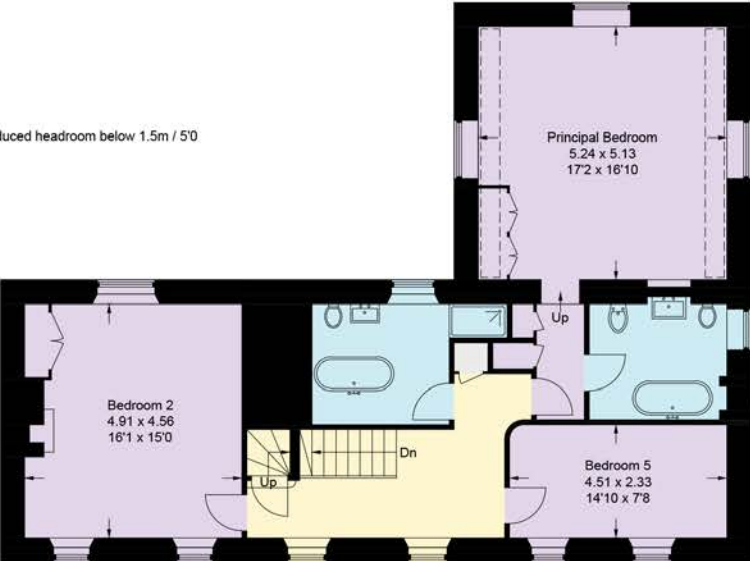
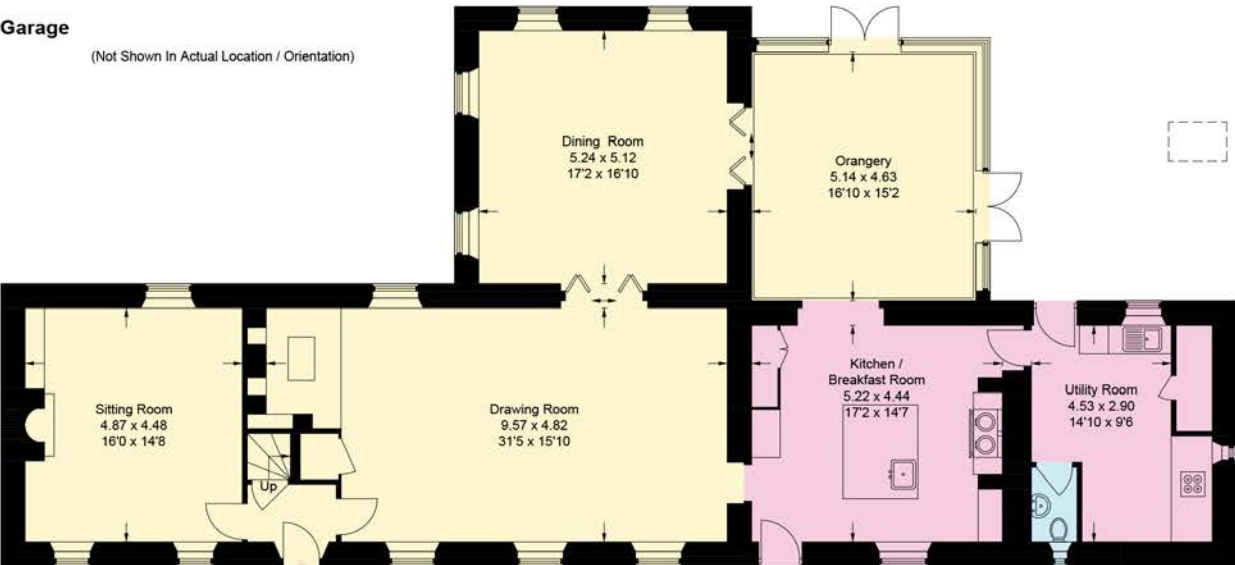
Main House = 292.5 sq m / 3,148 sq ft

Garage = 70.2 sq m / 756 sq ft

Total = 362.7 sq m / 3,904 sq ft



Garage
(Not Shown In Actual Location / Orientation)



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. (ID767266)

We would be delighted
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