



The Oaks represents a rare opportunity to acquire a substantial, beautifully presented detached family home in a desirable setting. Offering over 3,250sqft of flexible living space, high-quality finishes, and excellent access to both countryside and commuter routes, this outstanding property is perfectly suited to modern family life.

Situated on a desirable no-through road, The Oaks is an exceptional and beautifully extended four-bedroom contemporary home.

Combining stylish modern finishes with generous proportions throughout, this impressive residence flows beautifully, with a spacious hallway leading to a study to the front right, a reception room to the left, and a downstairs cloakroom. The entrance hall has impressive Kamdean flooring that draws the eye through to the stunning kitchen/breakfast room. Double glass doors open into a fabulous contemporary open concept space, perfectly designed to suit modern living.

Undoubtedly, the heart of the home the magnificent open-plan kitchen/dining/family room, is beautifully designed and fitted with a bespoke handmade kitchen. This space showcases high-quality fixtures and fittings, including sleek dovetailed cabinetry, integrated appliances, and a carefully considered workspace.

A central island with an integrated wine fridge creates a natural gathering point, while the generous dining and seating areas enjoy views over the garden and direct access outside — perfect for seamless indoor-outdoor living during the warmer months.

The elegant sitting room is bathed in natural light with large windows and doors leading to the garden, and a dual aspect log burner offering a calm retreat, while the impressive games room to the front of the property provides excellent space for recreation or could easily be

adapted to a media room or children's playroom.

Practicality has been equally well considered, with a separate study ideal for home working. A dedicated utility/laundry room with a door to the side ensures everyday functionality, matching the home's aesthetic appeal.

The first floor continues to impress with a spacious landing and four well-proportioned double bedrooms. The principal suite offers a luxurious sanctuary, complete with a significant dressing room and a stylish en-suite with a walk-in shower. It also enjoys views over the rear garden.

A guest bedroom also benefits from having its own en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom, all finished to an excellent standard.

Externally, the property enjoys a generous southwest-facing garden — a wonderful space for families to entertain, or simply relax in privacy. Mature trees and shrubs provide the backdrop to the extensive patio, which is ideal for alfresco dining and BBQ's

To the front, the driveway provides parking for several vehicles, and an electric charging point in addition to the garage.

Location

Launton is a thriving and highly regarded Oxfordshire village that perfectly balances rural charm with everyday convenience. The village offers a strong sense of community alongside a range of local amenities, including a well-regarded primary school, nursery, village hall, convenience shop, traditional public houses, and a parish church. Scenic countryside walks are easily accessible, making the area ideal for families and outdoor enthusiasts alike.

For more extensive shopping, dining, and leisure facilities, the nearby market town of Bicester is just a short drive away, offering supermarkets, cafés, restaurants, and the renowned Bicester Village retail destination.

Commuters are particularly well served, with excellent road connections via the A41, A34, and M40, providing straightforward access to Oxford, London, and the wider motorway network. Oxford itself lies within easy reach and offers a wealth of cultural attractions, highly regarded schooling, and employment opportunities. Rail services from Bicester provide fast connections to London Marylebone, making this an ideal location for those seeking village living without compromising on connectivity.



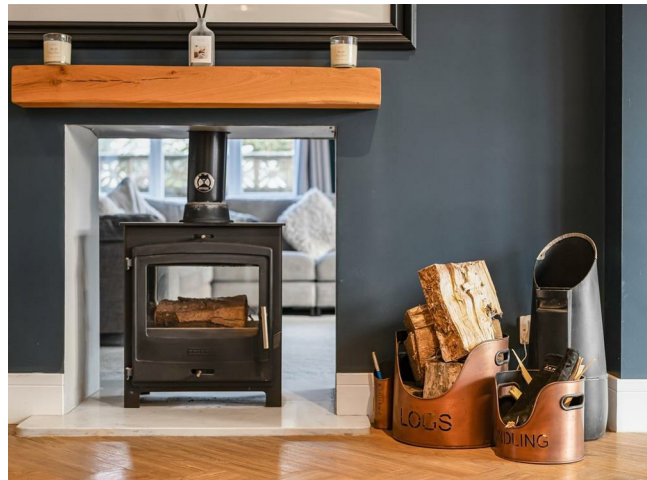


Ground Floor comprises:
Entrance Hall, Sitting Room, Kitchen/Dining/Family Room, Games Room/Family Room,
Study/Gym
Utility Room, Cloakroom.

First Floor comprises:
Principal Bedroom Suite With En-Suite Bathroom, and Dressing Room
Bedroom Two With En-Suite
Two Further Double Bedrooms
Family Bathroom.

Outside:
South-Facing Rear Garden
Front Garden
Driveway Parking
E.V Charging Point
Garage With Access To An Additional Store Room.

Services:
Oil Fired Central Heating
Photovoltaic Solar Panels
Mains Water
Mains Drainage
Mobile Phone Coverage - Please Check Using Ofcom
Broadband - Please Check Speed With Ofcom
Local Authority - Cherwell District Council
Council Tax Band - G





**Approximate Gross Internal Area 3253 sq ft - 302 sq m
(Excluding Garage)**

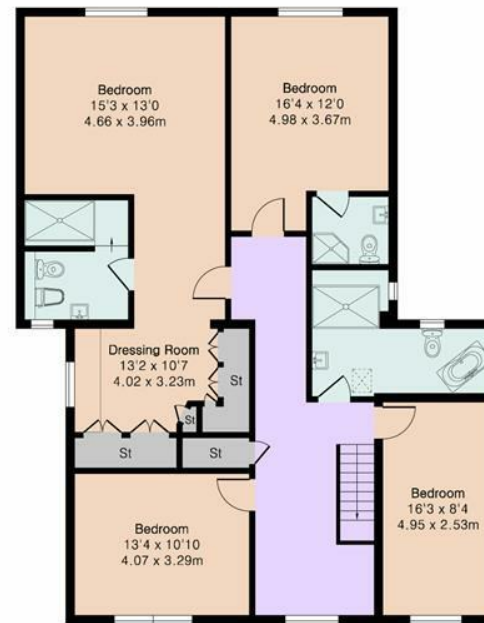
Ground Floor Area 1900 sq ft – 176 sq m

First Floor Area 1353 sq ft – 126 sq m

Garage Area 331 sq ft – 31 sq m



Ground Floor



First Floor

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.



