





# Reffham House, 5 Park Farm Close,

Guide Price £650,000

**A practical and efficient modern house with all the charm of a traditional design, in a gloriously quiet spot overlooking open pasture land.**

A really charming & sizeable (c.2300 sq ft) stone house in a close of just 5, overlooking open pasture, in a peaceful village with excellent access. 4 double bedrooms, 3 bathrooms, 3 receptions, kitchen/diner & utility, detached double garage, driveway & low maintenance gardens. NO CHAIN

Ambrosden is a village just three miles from Bicester, probably dating back to Roman times, with a lovely parish church, St. Mary the Virgin, itself dating back nearly 1,000 years. Today the village has a mix of older houses and more recent additions, with a good community. And unlike many villages it features a pub, Post Office, school, and a local garage! Commuting access is fantastic with two mainline stations (Bicester North & Bicester Village) plus the M40 both just a few miles away, in addition to all the facilities Bicester itself has to offer.

Village living may be idyllic, but finding a house that gives you the feeling of character you associate with that environment while also delivering the practicality that any family absolutely must have, is a big challenge. Park Farm Close cleverly addresses that. Traditional materials and classic design frame really generous square footage that is well planned, perfect for looking after a family from newborn to university and beyond. All that plus a peaceful location well away from any passing traffic and overlooking fields make it a compelling proposition.

The first impression is of a pretty and inviting facade. A timber gate flanked by hedges form the front boundary, inside which the front garden mixes lawn and pretty planted borders to either side of a stone path leading to the main door. Once inside, the hallway is a welcome surprise, wide and spacious with great natural light coming from all directions, not least the window over the stairs rising and turning on your right. Dead ahead the cloak room is immaculately presented with a white suite that includes a very smart vanity unit.



Look right and the first of several receptions opens up beyond a double width aperture (the doors have been removed). Welcoming and generously proportioned, it's made to feel even larger by the windows on three sides that bring in wonderful light and provide a great outlook across the gardens. The open fireplace is a lovely focal point, a "must have" in any village house! And a pair of French doors to the rear access the terrace and rear garden.

Another double width doorway connects the living room to the dining room next door, another well proportioned room that can easily house a good sized table plus dresser etc. More French windows open to the rear garden, encouraging relaxed dining in the summer with the doors open. Next door the third of the receptions is the ideal flexible space that could be used as a playroom, home office, snug/tv room, whatever needed. For a busy family it's an extra space that's so valuable to have but few houses offer. While the current layout is natural and easy to use,

Now turning to the kitchen, this is well planned, overlooking the front garden with a delightful outlook that includes trees and just one neighbour set well back opposite. The generous run of wall and base cupboards runs round three walls, offering all the day to day storage most well ever need. And the Rangemaster cooker, integrated fridge/freezer and dishwasher which are all included, make it an efficient set up. There is also a utility room next door, with plumbing for a washing machine alongside more storage and another sink. With an external door which opens to the rear garden, this room is also ideal as a dog's lobby/wet boots and coats space away from the rest of the accommodation.

Upstairs, the landing is neatly planned with rooms ranging off on three sides, and an airing cupboard dead ahead. Starting on your right, the first bedroom is a bright and pleasant double complete with double-fronted wardrobe. Windows to two sides offer a more elevated view of the lovely rural scene of trees and open land. Next door, the first of two ensuite bedrooms offers a similarly lovely outlook through two windows, and is fitted with even more storage than its predecessor. And the ensuite is presented in pristine order with a white suite and tiling to shoulder height hence it is an easy room to keep clean.



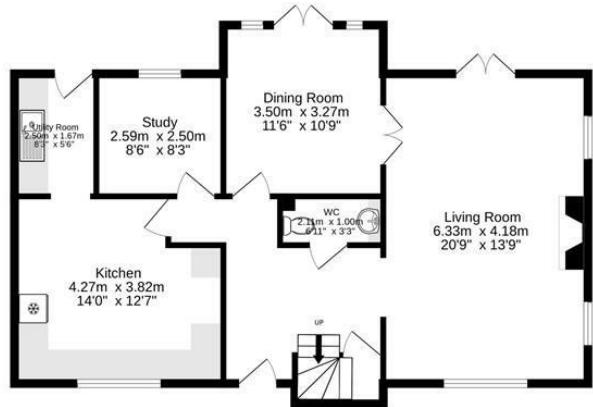
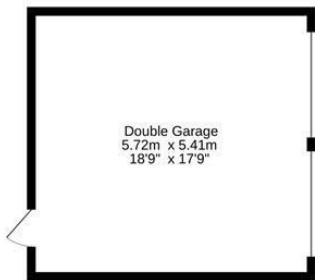


Opposite, the second ensuite bedroom is also the main suite. The entrance is flanked by a range of wardrobes and storage space, leaving the main floor area free of clutter and ensuring it always feels spacious. Refitted in recent times, the ensuite is very well appointed with a low-level walk-in shower that's wider than the norm, and the vanity follows a similar style to the cloak room downstairs. The last of the bedrooms offers generous accommodation, too, hence unusually this house really does have four double rooms - essential for growing family. Serving all, the main bathroom contains both a bath and separate shower.

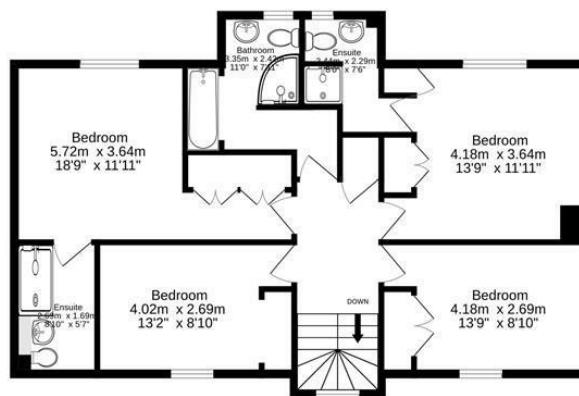
Outside, the house offers clever use of its plot. We previously mentioned the front garden. Its boundary hedge curves round to the side of the house, connecting front garden to rear. The rear garden has been landscaped with a mix of terrace and artificial grass, as our busy clients needed a pleasant space that required little maintenance as well as providing areas for a barbecue, relaxing, even a place for a child's climbing frame etc. It's a delightfully quiet and private garden,. In addition, parking is exceptionally well catered for with both a driveway ample for three vehicles plus a double garage with a pitched roof that would appear very suitable for conversion (subject to consents) including the addition of an upper floor.



Ground Floor  
108.2 sq.m. (1165 sq.ft.) approx.



1st Floor  
77.2 sq.m. (831 sq.ft.) approx.



Material Information QR code:



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	72
(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	

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TOTAL FLOOR AREA : 185.4 sq.m. (1995 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- A spacious family home
- 4 double bedrooms
- Gardens front & rear

- Wonderful natural light
- 2 ensuites, bathroom & cloak
- Drive & detached double garage

- 3 bright receptions
- Smart farmhouse kitchen, & utility
- Wonderful view over pasture

Mains water, drainage, gas CH.  
Cherwell District Council  
Council tax band F  
C.£3,460.10 P.a. 2025/6  
Freehold

To discuss this property or to arrange a viewing please call, or drop us a line  
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