

Property details approval form

1 Charlotte Avenue, Bicester, Oxfordshire, England, OX27 8AS

Date: 16 December 2025

Property Ref and Version: BIC309577 - 0002

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£525,000

Tenure: Freehold

○ Key Features

- > Energy Rating: A
- > Detached Property with No Onward Chain
- > Eco Property with Triple Glazing and Solar Panels
- > Kitchen Diner and Bright Living Room with Bi-fold doors
- > Four Bedrooms with Ensuite to Main Bedroom
- > Family Bathroom and Ground Floor Cloakroom
- > Garage and Parking for Multiple Vehicles
- > Larger Than Average Rear Garden
- > Eco Benefits including Rainwater Harvesting and Residential Heating System

○ Short Description

Situated within the award winning Elmsbrook eco development, offering high energy efficiency, low-cost living, this four bedroom detached property, sold with no onward chain, boasts spacious rooms through and benefits from its unique position offering parking and a generous rear garden

○ Long Description

Set within the desirable Elmsbrook Eco Village, this spacious four double-bedroom detached home is offered to the market with no onward chain, presenting an excellent opportunity to move into one of the area's most forward-thinking and environmentally conscious communities.

The property opens with a welcoming entrance hall, giving access to a cloakroom and a well-appointed kitchen/diner, ideal for family life and entertaining. The living room enjoys dual-aspect windows and bi-fold doors that open directly onto the rear garden, filling the space with natural light.

Upstairs, the first-floor landing features a skylight window, enhancing the airy feel of the home. From here, you'll find four generous double bedrooms, including a main bedroom with en-suite, along with a family bathroom.

Outside, the home boasts an oversized garage, off-street parking for multiple vehicles, and a larger-than-average rear garden, offering superb outdoor space.

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As part of the Elmsbrook development, the property benefits from a range of eco-friendly features such as a centralised heating system, rainwater harvesting, and solar panels. The wider community includes a business centre, primary school, allotments, and designated country walking areas, making it a truly unique and sustainable place to live.

○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

Laminate flooring, two built in storage cupboards, access to cloakroom, kitchen diner and living room

Cloakroom

Tiled floor, wc, basin, window to side of property (potential to accommodate a utility area)

Kitchen Diner

Tiled floor, wall and base units, integrated double oven, electric hob and extractor, fridge freezer and dishwasher. Window to side of property, access door to garage

Living Room

Laminate flooring, windows to front and side, bi-fold doors to garden

Landing

Carpet, Skylight window, access to all bedrooms and family bathroom, built in storage cupboard

Bedroom One

Double bedroom, carpet, built in sliding door storage, access to ensuite, window to side of property
Ensuite- tiled floor, partially tiled walls, shower cubicle, wc, basin, towel rail, window to rear of property

Bedroom Two

Double bedroom, carpet, built in storage, window to front and side

Bedroom Three

Double Bedroom, carpet, window to front and side

Bedroom Four

Double bedroom, carpet, window to side of property

Family Bathroom

Tiled floor, partially tiled walls, bath with glass screen and overhead shower, wc, basin, towel rail, window to rear of property

Garage

Up and over door, power, lighting door access to kitchen diner

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○ Property Images



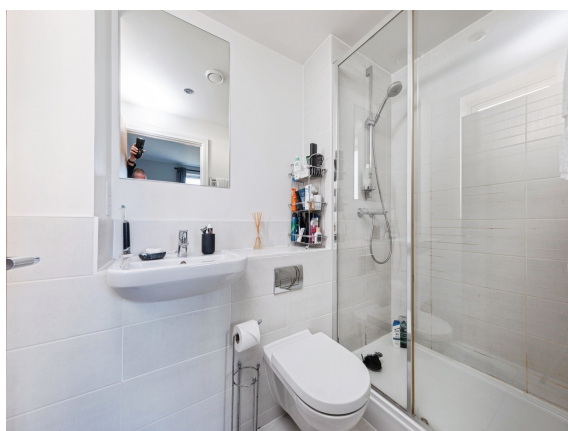
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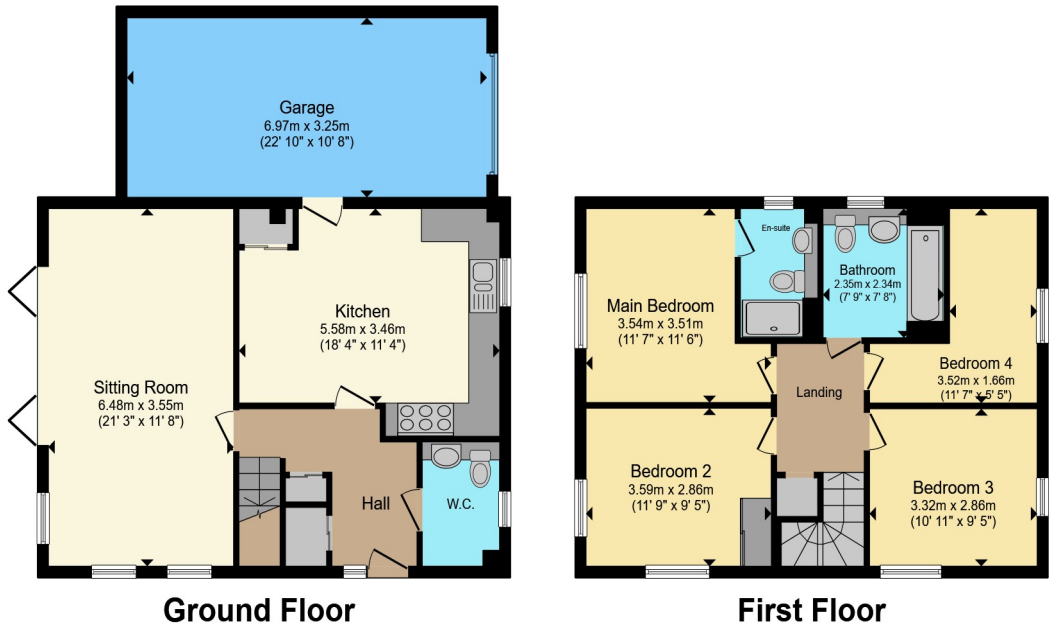
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Floor Plan



Total floor area 137.0 m² (1,475 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Approval

Signature		Date
Kevin Warman		
Miss S. Pangesti		