



**Connells**

Charlotte Avenue  
Bicester



## Property 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.

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.

## **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

## **Agent Note**

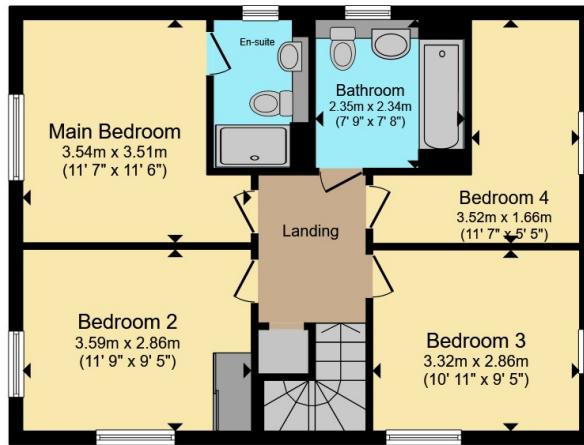
Property is currently tenanted at £2400 per month until April 2026, thereafter on a monthly rolling contract

Freehold with Fees,  
Management Company: A2 Dominion  
Fees: Approx. £44.06 pcm





**Ground Floor**



**First Floor**

Total floor area 137.0 m<sup>2</sup> (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](http://www.propertybox.io)

Connells

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EPC Rating: A    Council Tax  
Band: D

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Tenure: Freehold



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Property Ref: BIC309577 - 0012