



An exceptional brand-new four-bedroom detached village home offering approximately 1,942 sq. ft. of beautifully finished accommodation over three floors. Highlights include a superb 32-foot kitchen, dining and family room, separate sitting room and study, principal bedroom suite, air-source heat pump, integral garage, private driveway and enclosed rear garden. Ideally positioned in Ambrosden for village amenities, excellent schools and convenient road and rail connections. Available immediately; viewing is highly recommended.

Brand-New Four-Bedroom Village Home

A substantial brand-new four-bedroom detached home extending to approximately 1,942 sq. ft., including the integral garage. Finished to a high standard throughout, the property combines attractive stone and brick elevations with spacious accommodation arranged over three floors, an energy-efficient air-source heat pump, private driveway and enclosed rear garden. Available immediately, early viewing is highly recommended.

The welcoming entrance hall leads into a superb open-plan kitchen, dining and family room measuring approximately 32 feet in length. Designed as the heart of the home, this impressive space features a beautifully appointed Shaker-style kitchen with extensive cabinetry, integrated appliances, a generous island and plentiful preparation space. A large roof lantern and doors opening directly onto the garden bring excellent natural light into the room and create an easy connection between the house and its outside space.

The ground floor also provides a separate sitting room with garden access, a versatile study ideal for working from home, a cloakroom and useful storage. The integral garage can be accessed from within the house, while the private driveway provides convenient off-road parking.

Three well-proportioned bedrooms occupy the first floor, accompanied by a contemporary family bathroom and an additional shower room. The principal bedroom is arranged across the second floor, creating a private suite with its own shower room and useful eaves storage.

Outside, the enclosed rear garden offers a private and secure space for children, entertaining and outdoor dining. It is principally laid to lawn, with a generous paved terrace immediately adjoining

the house. The newly finished driveway and integral garage complete this highly practical family home.

The property is heated by an air-source heat pump, providing a more efficient and environmentally considered alternative to a traditional fossil-fuel heating system.

The Location

Ambrosden is a well-connected Oxfordshire village approximately three miles from Bicester. Village amenities include a convenience store and post office, public house, village hall, church, sports facilities and Five Acres Primary School, which provides education for children aged three to eleven. Secondary-school options in and around Bicester include The Bicester School and The Cooper School; admissions and catchment areas should always be confirmed directly with Oxfordshire County Council. Oxfordshire school information

Independent schooling within the wider area includes Bruern Abbey School near Bicester, Winchester House School in Brackley, Beachborough School, Stowe School, Bloxham School and Tudor Hall. Oxford's renowned independent schools are also accessible. Independent Schools Council directory

For commuters, Bicester Village railway station provides direct services to Oxford in as little as approximately 14 minutes and London Marylebone from approximately 54 minutes. Bicester North offers further services towards London Marylebone, Banbury and Birmingham. Chiltern Railways

Road connections are equally convenient, with straightforward access to the A41, A34 and M40, linking Oxford, London, Birmingham and the wider motorway network.

Property Highlights

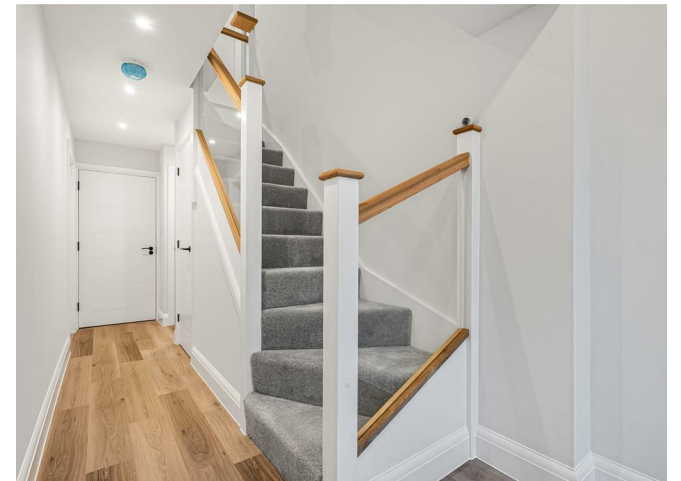
Brand-new four-bedroom detached home
Approximately 1,942 sq. ft., including the garage
Accommodation arranged over three floors
Impressive 32-foot kitchen, dining and family room
Separate sitting room and study
Principal bedroom suite occupying the top floor
Family bathroom plus two shower rooms
Energy-efficient air-source heat pump
Integral garage and private driveway
Enclosed private rear garden with paved terrace
Finished to a high standard throughout
Available immediately
Viewing highly recommended

*** PLEASE NOTE AI HAS BEEN USED IN SOME IMAGES AS THE PROPERTY IS BRAND NEW AND UNFURNISHED***

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.







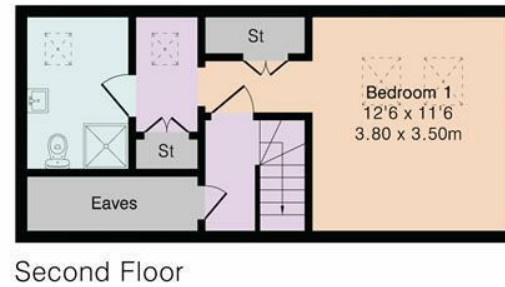


Approximate Gross Internal Area 1942 sq ft - 180 sq m (Including Garage)

Ground Floor Area 929 sq ft – 86 sq m

First Floor Area 700 sq ft – 65 sq m

Second Floor Area 313 sq ft – 29 sq m



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.



