



22 Sycamore Road, Launton

Bicester



Fixed Price £420,000

22 Sycamore Road

Launton, Bicester

Charming Three-Bedroom Family Home in the Heart of Launton

IMS are delighted to introduce this well presented three bedroom semi-detached home, ideally positioned in the highly sought after Oxfordshire village of Launton.

Combining traditional charm, generous living space and modern family practicality, this wonderful home offers a village lifestyle. While remaining within easy reach of Bicester and its excellent range of amenities and transport links.

From the moment you step inside, there is an immediate sense of warmth, comfort and character. The separate lounge provides the perfect retreat at the end of the day, featuring a charming log burner that creates a wonderfully cosy focal point during the colder months. Whether enjoying a quiet evening or entertaining friends and family, this is a room designed to be lived in and loved.



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At the heart of the home is the open-plan kitchen and dining space, creating a fantastic social hub for modern family life. Generous windows fill the room with natural light, while the glazed rear door provides a lovely connection to the garden. There is plenty of space for both cooking and dining, making this a particularly versatile area for everything from relaxed family breakfasts to summer entertaining.

A ground-floor cloakroom adds a further touch of practicality and is an especially welcome feature for busy family life.

Upstairs, the property continues to impress with three well-proportioned bedrooms, offering excellent flexibility for families, guests or those requiring a home office. The principal bedroom benefits from built-in wardrobes, providing useful storage while maintaining a calm and uncluttered feel.

The family bathroom is fitted with a modern three-piece suite and overhead shower, combining practicality with a clean and contemporary finish.

Externally, the property benefits from a private enclosed rear garden, providing an excellent extension of the living space during the warmer months. Whether enjoying a morning coffee or entertaining friends with a summer BBQ, it offers a lovely outdoor setting to complement the home.





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Launton is a particularly appealing village, offering a strong community atmosphere, picturesque surroundings and a relaxed pace of life, while still providing convenient access to everyday amenities. The local primary school and surrounding countryside make this an excellent choice for families, and those looking to escape the hustle and bustle without being too far from modern conveniences.

Just a short distance away, Bicester provides an extensive selection of shops, restaurants and leisure facilities. Excellent transport links also provide access towards Oxford and London, making the location particularly attractive to commuters.

A lovely family home in a wonderful village setting, this property offers the perfect balance of character, comfort and convenience. Early viewing is highly recommended to fully appreciate everything this charming home has to offer.

Key Information:

Price: £400,000

EPC grade: D

Council tax band: D

Central heating: Oil

Parking: Driveway For up to 4 cars

Utilities: Oil, electricity, water and drainage

Construction: Standard

Estimated broadband speeds: Standard 3mpbs / Superfast 40mpbs/

Ultrafast 1800mpbs

Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Flood risk: Surface water Very low

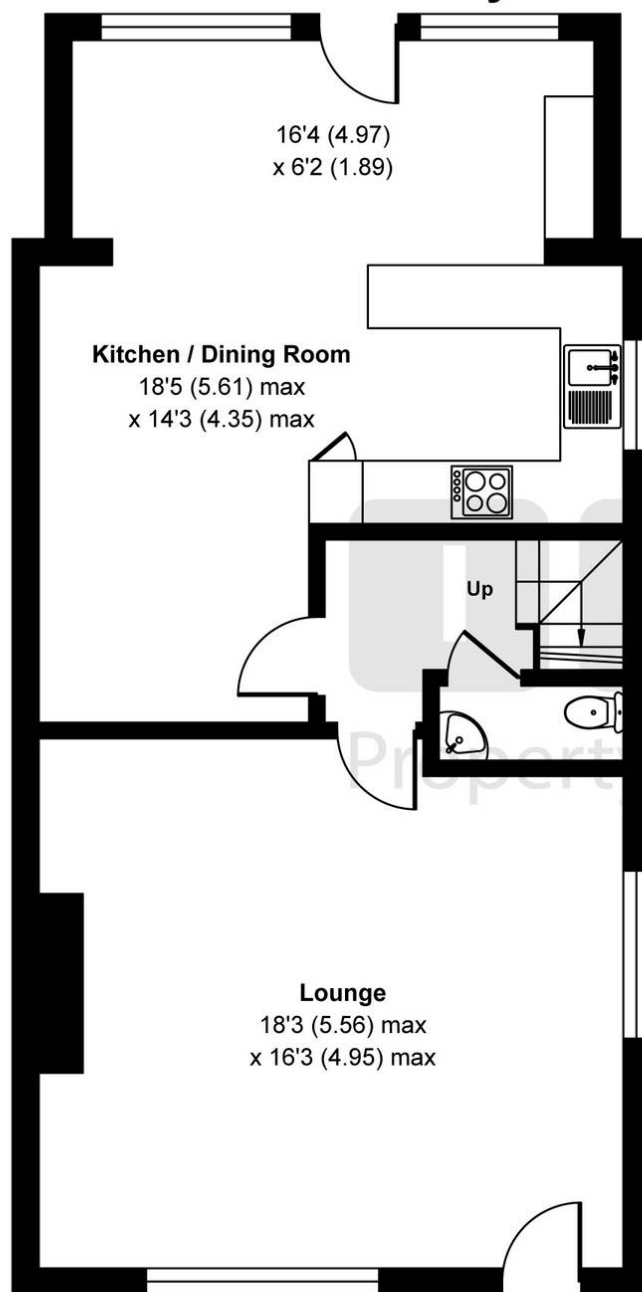
Sycamore Road, Launton, Bicester, OX26

Approximate Area = 1114 sq ft / 103.4 sq m

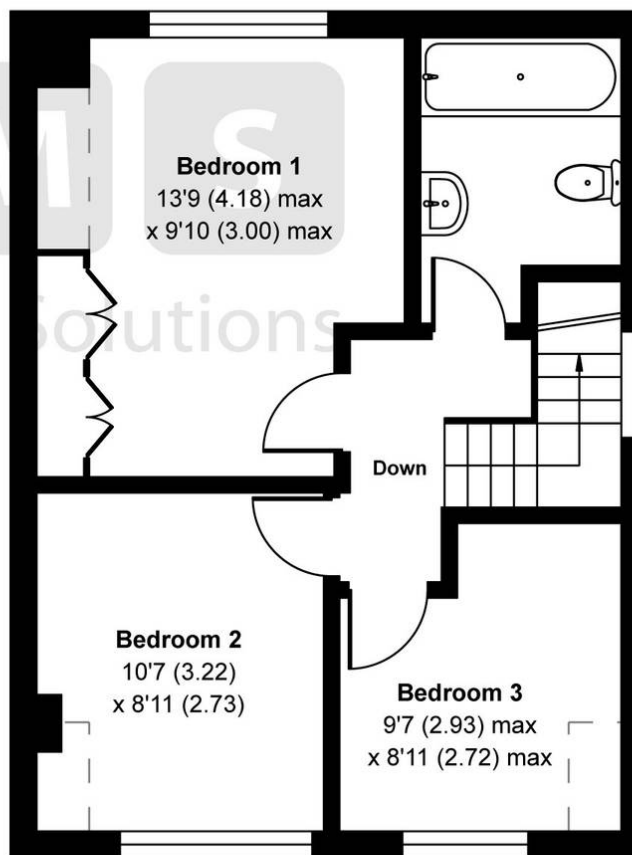
Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 1137 sq ft / 105.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Denotes restricted
head height





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