



An executive five bedroom detached family home with a double garage on an exclusive cul-de-sac of just twelve properties in the desirable Oxfordshire village of Chesterton, which is a short drive from excellent commuter links to London, Oxford, and Birmingham.

Melwood House is a substantial detached home in the well regarded Woodlands development and is one of just twelve similar properties built in the early 1990s to a high specification.

The entrance hallway leads to the kitchen/breakfast room. Fitted with a good number of floor and eye level units, it also has plenty of space for a table and chairs making it ideal for casual dining with friends and family.

The sitting room can be accessed both from the hall and the kitchen/breakfast room. With a window to the front and two pairs of french doors that open out to the rear garden, this room makes for the perfect space for large family gatherings throughout the year.

A second reception room to the front of the property is currently utilised as a family room but would also lend itself to being used as a formal dining room or large study.

A useful utility room with a door to the garden and a separate W.C completes the ground floor accommodation.

To the first floor, there are five bedrooms. The master bedroom has fitted wardrobes and an

en-suite shower room. The second bedroom also has an en-suite with a shower and bath. A family bathroom completes the accommodation.

Outside this impressive family home, the rear garden is mainly laid to lawn with a patio area that is ideal for Al-fresco dining and BBQs. There is plenty of space for the keen gardener to grow vegetables along with space for children to kick a ball.

To the front of the property, there is a double garage and an attractive stone wall enclosing the driveway that provides parking for numerous vehicles.

The village of Chesterton is well served with a pub 'The Red Cow' a Hotel and Restaurant 'Chesterton Hotel', Bicester Hotel, Golf & Spa, known as one of the finest residential hospitality venues in Oxfordshire and the Cotswolds. There is also a playgroup, village primary school, and Church, all within walking distance of the property. A new, purpose-built Village Hall and playground was completed in 2015.

There are a number of good local independent schools in the tri-county area including Bloxham, Oxford High, Beachborough and Stowe.

Bicester is the nearest town and has two railway

stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. By car, the M40 is within easy reach and offers access to London, M25, Oxford, and Birmingham.

Bicester Village Station offers a direct service to Oxford and an additional service to London Marylebone.

Buckingham and Milton Keynes are also with an easy reach both with a wide variety of shopping and leisure facilities.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, and a Sainsbury's supermarket and cinema complex.

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minute's drive or a five-minute walk from the town centre.





The Property Comprises of:

Ground Floor - Entrance Hallway, Kitchen/Breakfast Room, Sitting Room, Family Room, Utility Room, W.C

First Floor - Master Bedroom With En-Suite Shower, Guest Bedroom With Ensuite Shower and Bath, Three Further Bedrooms, Family Bathroom.

Outside -Double Garage, Extensive Driveway With Ample Parking, Mature Rear Garden, Patio Area.

Services - Oil Fired Central Heating, Mains Water, Drainage and Electric.

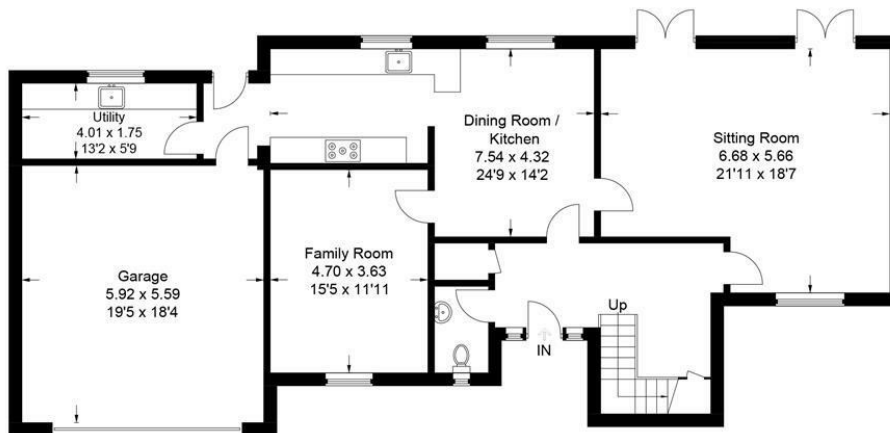
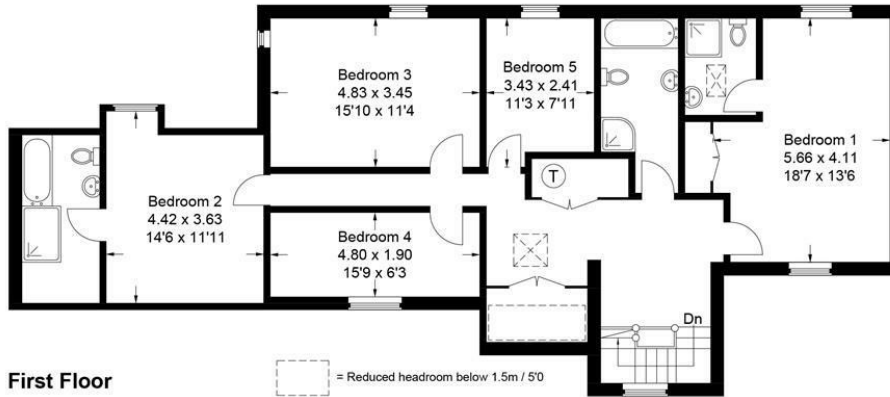
Local Authority - Cherwell District Council.

Viewings - By Appointment Only Through Fine and Country.





Approximate Gross Internal Area  
 Ground Floor = 145.3 sq m / 1,564 sq ft  
 First Floor = 120.2 sq m / 1,294 sq ft  
 Total = 265.5 sq m / 2,858 sq ft  
 (Including Garage)



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country

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		59	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E		50	52
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

