

# VILLIERS ROAD

BICESTER

# Villiers Road

Bicester

This extended 4-bedroom home offers spacious, flexible living ideal for modern families. The bright kitchen/diner is perfect for entertaining, complemented by a utility room and cloakroom.

A bay-fronted living room and skylit study enhance the ground floor, with the study featuring an integrated fridge and smart Velux window. A new boiler (2025) and Drayton Wiser smart thermostat offer app-controlled heating.

Upstairs includes a modern family bathroom and three bedrooms, while the top floor hosts a private principal suite with en-suite. Outside, enjoy a landscaped garden, garage in a nearby block, and potential for additional rear garage space.



4



2



2



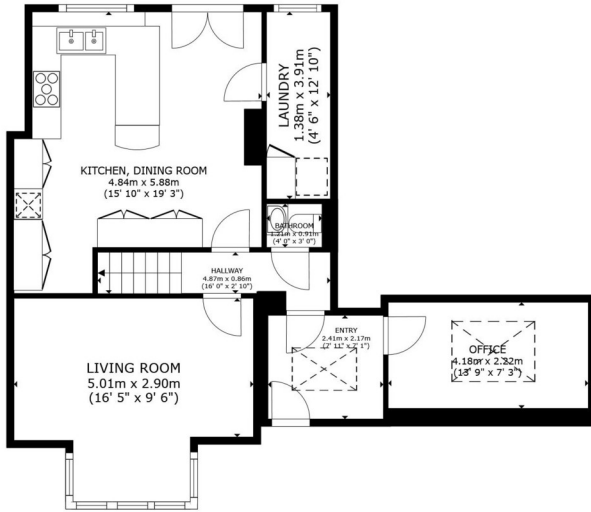
Landscaped garden

## GUIDE PRICE

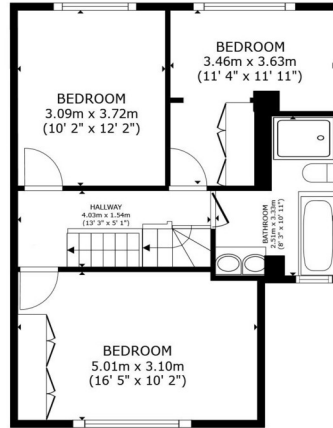
**£425,000**



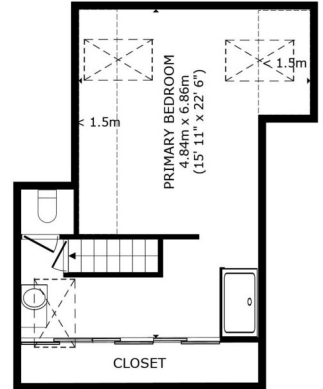




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 72.1 m<sup>2</sup> (776 sq.ft.) FLOOR 2 51.9 m<sup>2</sup> (559 sq.ft.) FLOOR 3 30.4 m<sup>2</sup> (328 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 6.1 m<sup>2</sup> (66 sq.ft.)  
 TOTAL : 154.5 m<sup>2</sup> (1,663 sq.ft.)



**Council Tax:**  
 Band B

**Parking:**  
 Garage and off road parking

**Local Authority:**  
 Cherwell District Council

**AWAITING EPC**

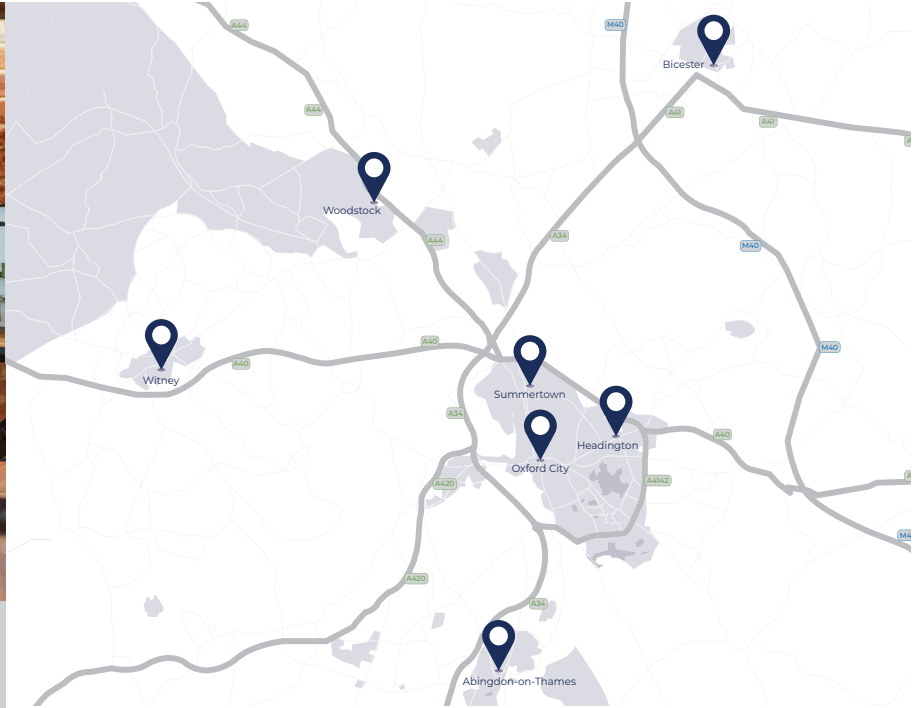
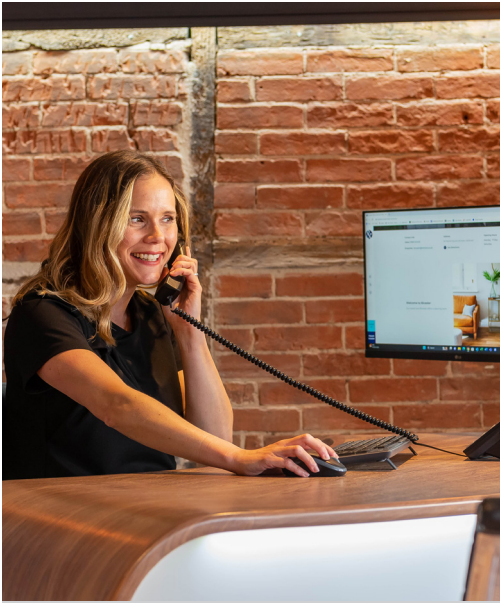
# “ LOCATION COMMENT

*Outside, the landscaped rear garden offers a tranquil, low-maintenance space for relaxing or entertaining. Parking is plentiful with a garage in a nearby block and previous planning permission granted for a single garage at the rear, offering future potential.*

*Ideally located just 0.8 miles from the designer shopping at Bicester Village and 1.1 miles from Bicester Town, the property also boasts excellent transport links and easy access to local amenities.*



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**FROM LEFT:**  
Laura Conaty, Maxine Reynolds,  
Ken Cunhao Lin



EST. 1947



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