



Connells

Charlotte Avenue
BICESTER



Property Description

Situated within the highly sought-after Elmsbrook Eco Village, the UK's first zero-carbon development, this well presented three-bedroom home offers stylish and energy-efficient living in a thriving and family-friendly community.

The property boasts a number of Eco features, these include a district heating network, roof-integrated solar PV, rainwater harvesting, triple glazing and has an EPC A rating, all of which assist in keep running costs well below comparable Bicester properties.

With a welcoming entrance hall, providing access to the principal ground floor accommodation, a well-appointed fitted kitchen diner offers an excellent space for both everyday living and entertaining, with ample storage and worktop space.

The bright, separate 20ft living room enjoys plenty of natural light and provides direct access to the rear garden. The ground floor also benefits from a cloakroom.

Upstairs, the first floor comprises three well-proportioned bedrooms, the main bedroom with its own en-suite shower room. Two further rooms are served by a modern family bathroom, making the property ideally suited to families, professionals, or those seeking additional home office space.

Externally, the property boasts a pleasant, landscaped, southwest facing garden, that provides access to the garage with off-street parking and EV charging infrastructure.

Property And Location

Elmsbrook, the UK's first zero-carbon community, where the homes have been designed to be more energy efficient, having been known to be using around 28% less electricity and 50% less heating and hot water than comparable Bicester properties, due to the heating and hot water from the district CHP network (no actual internal gas boiler) rainwater harvesting system, roof-integrated solar PV, triple glazing, meeting the Code for

Sustainable Homes Level 5 build, along with having an EV charging infrastructure.

At Elmsbrook, 40% of the development is dedicated to green spaces, incorporating allotments, playgrounds, sports facilities, a country park, and a community farm, all connected by extensive walking and cycling paths, with the property situated well for Gagle Brook primary school and the business centre.

The development also is well situated for commuting, Bicester North Station approximately 1.2 miles (approximately 50 minutes Marylebone station) and Bicester village Station to Oxford (in approximately 18 minutes) whilst junctions 9 and 10 of the M40 and access to the A34 are easily accessible.

Entrance Hall

Under stairs storage cupboard, access to kitchen diner, living room, cloakroom and stairs

Cloakroom

Tiled floor, wc, basin, window to front of property

Kitchen Diner

13' 8" x 7' 10" (4.17m x 2.39m)
Tiled floor, wall and base units, integrated oven, induction hob, extractor, dishwasher, washing machine, fridge freezer, window to front of property, double doors to living room

Living Room

20' 2" x 10' 8" (6.15m x 3.25m)
Carpet, under stairs storage cupboard, double doors to kitchen diner, double

doors and window to rear garden

Landing

Carpet, access to bedrooms and bathroom, over stairs storage cupboard, loft access point

Bedroom One

12' x 10' 8" (3.66m x 3.25m)

Double bedroom, carpet, built in two door sliding storage cupboard, window to rear of property, access to en-suite.

En-suite- 8'10 x 5ft Tiled floor, Walk in shower, wc, basin, extractor, towel rail, window to rear of property

Bedroom Two

11' x 8' 10" (3.35m x 2.69m)

Double bedroom, carpet, window to front of property

Bedroom Three

10' 8" x 6' 6" (3.25m x 1.98m)

Ideal as a nursery, home office or study, carpet, window to front of property

Family Bathroom

9' 6" x 8' 10" (2.90m x 2.69m)

Tiled floor, partially tiled walls, bath with overhead shower and glass screen, wc, basin, towel rail

Rear Garden

South west facing, patio area and laid to lawn, rear gate providing access to garage and parking

Garage

20' 8" x 9' 10" (6.30m x 3.00m)

Up and over door, power and lighting

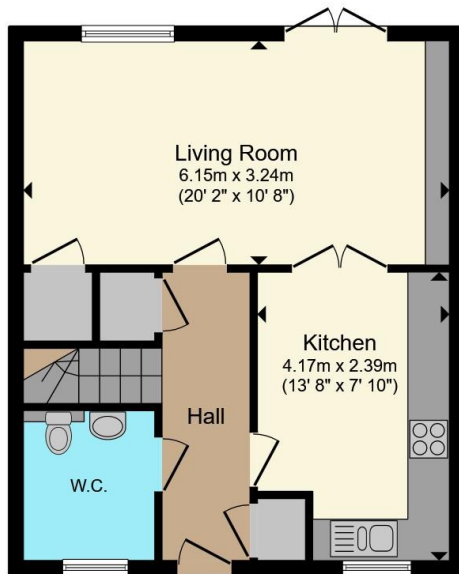
Agent Note

Service Charge- approximately £43 per month, covering the estate's green space and community infrastructure, and largely offset by the solar generation.

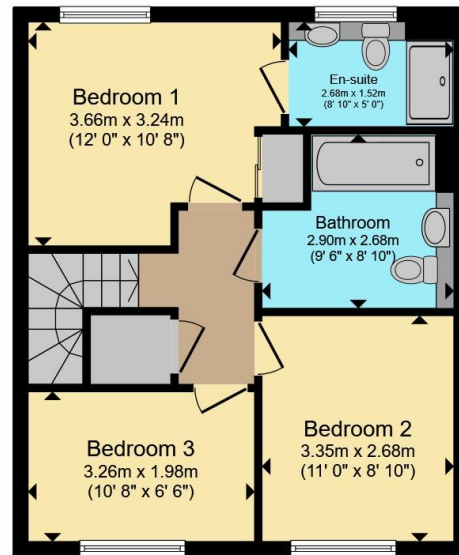
Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

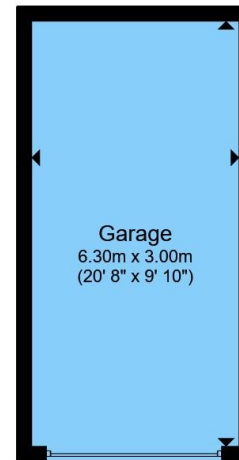




Ground Floor



First Floor



Garage

Total floor area 110.8 m² (1,193 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

Connells



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EPC Rating: A Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BIC309728



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Property Ref: BIC309728 - 0011