



A fantastic opportunity to purchase a brand new stone-built four-bedroom property on a small development, arranged over three floors with a fabulous open-plan kitchen/dining/family room, this property is fitted to the highest of standards.

Property Information:

Ground Floor Underfloor Heating

Flooring: - Karndean Flooring Downstairs, Carpets Upstairs

Kitchen: Range Master Cooker, Bosch Dishwasher, Bosch Microwave, LG Wine Fridge, Shaker Style Kitchen With Quartz Worktops

Snug/Breakfast Room: Corner Log Burner, Built-In Blinds/French Doors, Feature Lantern With Lights

Utility Room: Fitted Units, Space For a Washing Machine and Tumble Dryer

Sitting Room:, Built-In Blinds In Bifolding Doors

Principal Bedroom: Fitted Wardrobes In The Dressing Room, En-Suite With Hansgrohe Shower

Second Bedroom: Fitted wardrobes, En-Suite with Hansgrohe Fittings

Third Bedroom: Fitted Wardrobes

Family Bathroom: Hansgrohe Shower

Garage: Electric Garage Door, Under-Floor Heating

Rear Garden: Fully Fenced, Turfed, Paved Patio

Front Garden: Two Parking Spaces Turfed

The village of Ambrosden is set approximately 3 miles southwest of the market town of Bicester.

The oldest part of the village consists of a few houses, including the Park Farm, a post office, a corn mill, a village hall (formerly a school) and the modern school.

The village also contains the church, the Parish Church of St. Mary the Virgin.

Most of the houses and cottages are built of coursed rubble, with many standing on the high road leading from Merton to Bicester, opposite the park, church, and vicarage. To the east of the village, near the parish church, are some 19th-century cottages made of stone, roofed with slates.

For commuters both Bicester North and Bicester Town stations are a short drive away with services to London Marylebone,, Oxford and Birmingham. Junction 9 of the M40 is close by and offers commuter access to London, the M25 and Birmingham.

The town is a historic market centre, but has shown major ambitions for growth through the development of the internationally recognised

Bicester Village Shopping Centre, the town centre redevelopment, and the Bicester Eco-town.

For shops and facilities Bicester offers a range of supermarkets, individual shops, doctors surgeries, opticians, a regular market, a cinema complex along with leisure facilities.,

For more extensive facilities Oxford, Aylesbury, and Banbury are all within reach.





Accommodation comprises:

Ground Floor - Entrance Porch, Study, Living Room, Kitchen/Breakfast Room/Family Room, W.C

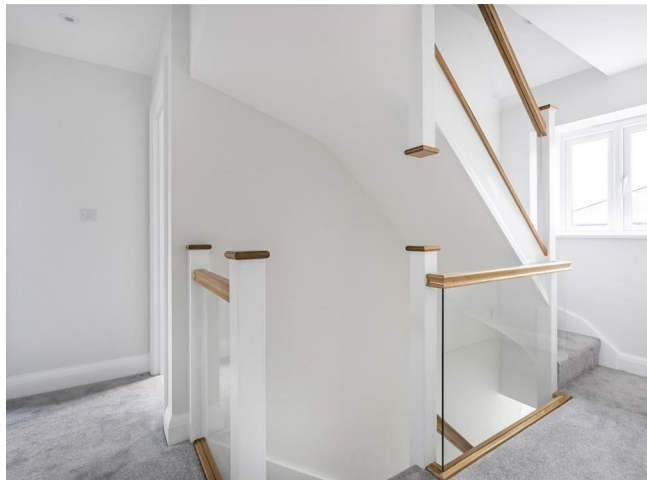
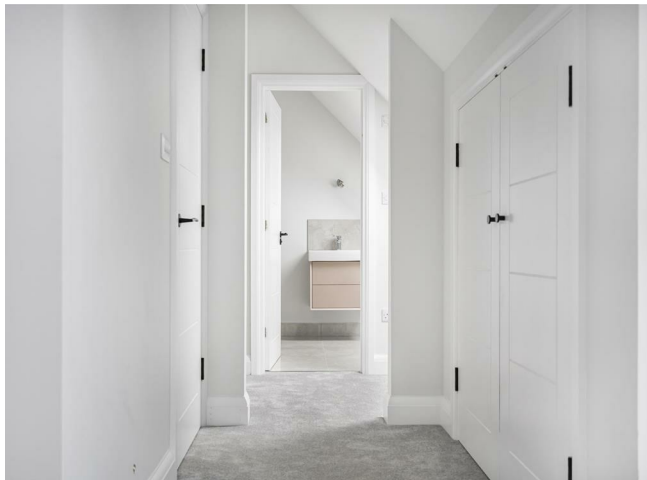
First Floor - Large Guest Bedroom With An En-Suite Shower Room, Dressing Room, Two Double Bedrooms, Family Bathroom.

Second Floor - Principal Bedroom With A Dressing Room and An En-Suite Bathroom.

Outside - Garage, Driveway Parking.
Enclosed Rear Garden With Gated Side Access, Patio Area.

Freehold Property
Cotswold Stone-Built Tiled Roof

Services:
Mains Water
Mains Drainage
Electric Air Source Heat Pump
Broadband - Check With Ofcom
Mobile Phone Coverage - Check With Ofcom





Approximate Gross Internal Area 2147 sq ft - 200 sq m

Ground Floor Area 996 sq ft – 93 sq m

First Floor Area 765 sq ft – 71 sq m

Second Floor Area 386 sq ft – 36 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	

