



Station Road, Launton, OX26 5DS

Guide Price £775,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A charming detached period property, believed to date from the early 1700's and Grade II listed. This stunning property has a rich history; originally a dairy farm and having been in the same family for 200 years. This substantial property has numerous period features, an excellent layout and is full of character with fireplaces, exposed beams, wooden panelling and exposed stone walls. The ground floor has; a large entrance hall, attractive sitting room, dining room, kitchen/breakfast room, garden room, utility and boiler room. The first floor has four bedrooms, the master of which is ensuite, a family bathroom and a study/store. Pretty front garden well enclosed private rear garden. Substantial garage outbuilding with loft over and parking. This outbuilding is suited for a number of uses and could potentially be suited to further accommodation or an annexe. Recently installed solar panels, available by separate negotiation. Viewing highly recommended.





## Key Features

- Delightful four bedroom detached former farmhouse
- Interest and character throughout
- Two beautiful reception rooms
- Spacious kitchen/breakfast room
- Four well-proportioned bedrooms including master with ensuite
- Additional store/study
- Gardens to both front and rear
- Parking and substantial garage/outbuilding with first floor
- Lovely village with excellent amenities
- See our website for up-to-date material information.



## The Location

Situated in the popular and desirable village of Launton.

Launton has an unusually good range of amenities including; primary school, two pubs, village store/post office, a social club and sports field. Bicester which provides for all everyday needs is only two miles distance. Bicester has two mainline railway stations, which between them provide services to Oxford, Birmingham and London Marylebone. Junctions 9 and 10 of the M40 are readily accessible.

Local Authority: Cherwell District Council - F.

### MATERIAL INFORMATION

A Grade II listed, natural stone period house of traditional constructions with later extensions. Mains; electricity, water and drainage are connected. Heating - oil fired boiler to radiators. Broadband - according to Ofcom - standard and superfast broadband are available. Ultrafast is not. Likely predicted Mobile Phone availability - according to Ofcom; EE, Three and Vodafone good outdoors, 02 variable outdoors. Right of access - runs on the strip of land (maximum 16ft wide, reducing to 13ft) along the south eastern boundary to the land at the north-east of the property. To the right of the property looking from the road, is a builders merchants. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Restrictive covenants are in place - should this be of concern, please check with Thomas Merrifield.



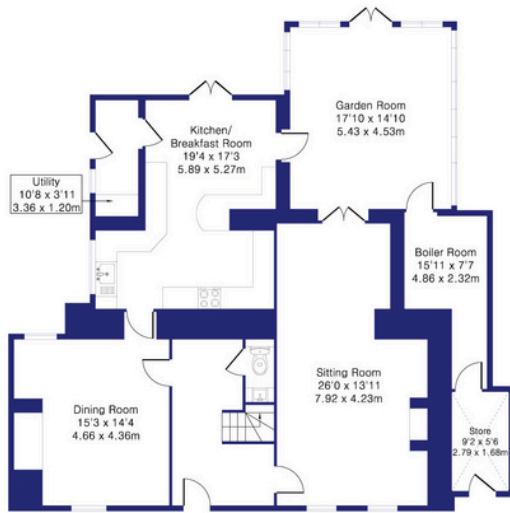
**Approximate Gross Internal Area 3744 sq ft - 348 sq m**

Ground Floor Area 1546 sq ft – 144 sq m

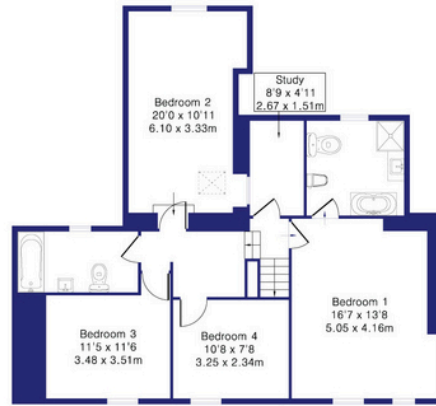
First Floor Area 966 sq ft – 90 sq m

Garage Ground Floor Area 657 sq ft – 61 sq m

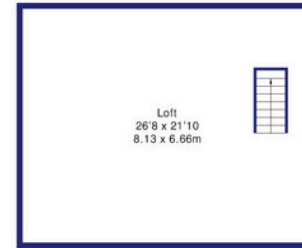
Garage First Floor Area 575 sq ft – 53 sq m



Ground Floor



First Floor



Garage First Floor



Garage Ground Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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