



An Exceptional stone-built detached four-bedroom property, immaculately presented, extensively refurbished, and finished to the highest of standards, boasting a stunning light-filled kitchen/dining/family room, located in a popular Oxfordshire village with easy access to commuter links.

Approached over a private driveway serving just four exclusive properties, The Old Dairy was comprehensively remodelled and refurbished in 2021.

The entrance hallway is both spacious and practical, with a large storage cupboard.

The stunning kitchen/dining/living room is definitely the "hub" of this super village home.

Fitted with a generous number of stylish floor and eye-level units, integrated appliances, and a fabulous central island complemented by Quartz work surfaces, the kitchen provides everything you need for preparing family meals and entertaining.

The island offers the perfect place to sit and enjoy a coffee or a glass of wine, whilst there is plenty of space for a large table and chairs, making it ideal for both casual and more formal entertaining.

Sliding doors open to the garden, helping to fill the room with natural light, making for a wonderful flow from the living area out to the garden.

The separate sitting room also enjoys views over the garden and provides a peaceful setting for cosy nights at home, or space for an evening in front of the t.v.

A cloakroom off the hallway, and a practical utility room, complete the ground-floor accommodation.

The first floor has a spacious landing, which provides access to four Double bedrooms and the family bathroom.

The principal bedroom suite enjoys views over the garden and has plenty of fitted wardrobes, along with a luxurious en-suite shower room.

Outside the driveway is enclosed to the front by a traditional stone wall, and provides parking for several vehicles.

The garage has both power and LED lighting, along with a latex screeded floor.

There is gated access to the right-hand side of the property leading to the garden.

The rear garden has been carefully landscaped with a generous patio area for al-fresco dining and BBQ's, a generous area laid to lawn with attractive flower beds and steps to raised borders, all enclosed by beech hedges.

Boasting a southerly aspect, the rear garden is the perfect spot to enjoy long summer evenings and relaxing weekends alike.

The popular village of Wendlebury is approximately 2 miles from Bicester.

There is a village hall where there are regular events for people of all ages, a village pub "The Lion" which has been fully renovated and a 13th-century church.

For those who enjoy walking, there are various footpaths where you can explore the surrounding countryside.

For commuting, nearby Bicester has two stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village train station offers service to Oxford Parkway and to Nearby London Marylebone.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham.

Bicester town has a number of traditional high street shops, restaurants, a cinema, and a Sainsbury's supermarket, in addition there is a Tesco supermarket and Marks and Spencer Foodhall on the edge of the town.

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





Accommodation Comprises:

Ground Floor - Entrance Hallway With Storage Cupboards, Kitchen/Dining/Living Room, Sitting Room, Utility Room, Cloakroom.

First Floor - Principal Bedroom With En-Suite Shower Room, Three Further Double Bedrooms, and A Family Bathroom.

Outside - Private Driveway Parking For Several Vehicles, Garage. Enclosed Landscaped Rear Garden, Patio Area, and Garden Shed.

Freehold Property

Stone-Built, Tiled Roof.

Services:

Air Source Heat Pump, Underfloor Heating

Mains Water

Mains Drainage

Broadband - Check With Ofcom

Mobile Phone Coverage - Check With Ofcom

Local Authority - Cherwell District Council

Council Tax Band -



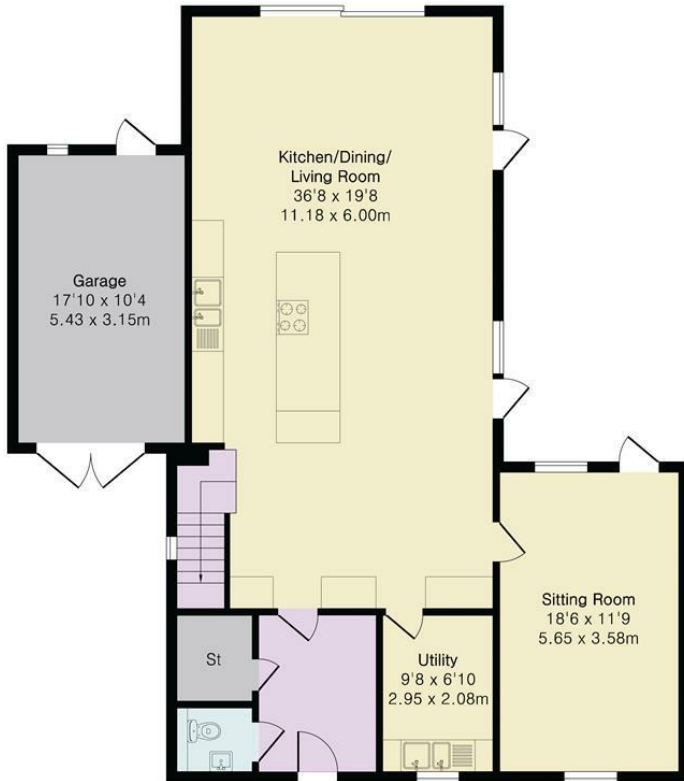


**Approximate Gross Internal Area 2320 sq ft - 216 sq m
(Excluding Garage)**

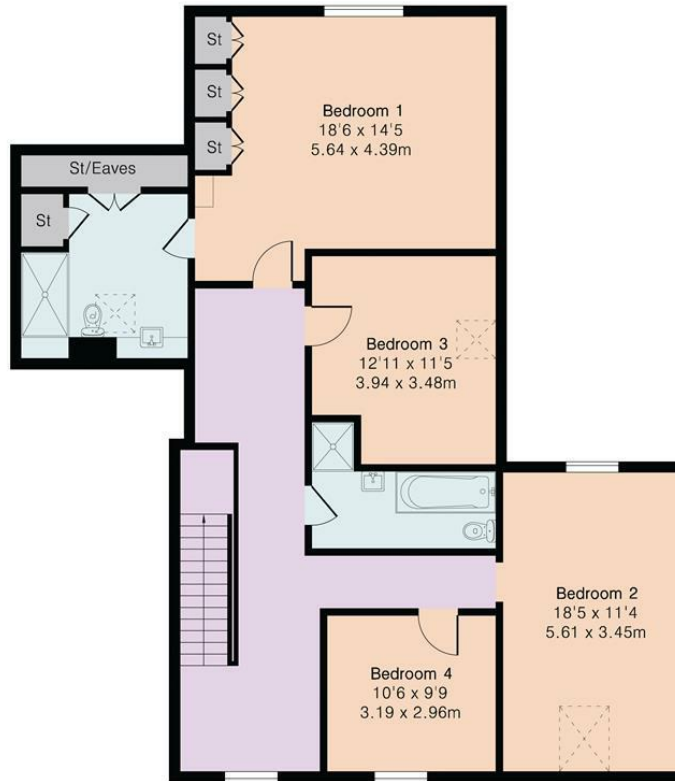
Ground Floor Area 1105 sq ft – 103 sq m

First Floor Area 1215 sq ft – 113 sq m

Garage Area 184 sq ft – 17 sq m



Ground Floor



First Floor

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			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

