







### Property Description

This well-presented three-bedroom home offers thoughtfully arranged accommodation, with an extended ground floor that creates a practical and sociable living space, complemented by a convenient and well-connected location.

The entrance hall provides useful built-in storage and leads to a ground floor cloakroom. To the front of the property is a modern kitchen diner fitted with a range of base and eye-level units, integrated appliances and space for dining, making it functional everyday space.

The living room sits to the rear and opens seamlessly into the extension, which features a vaulted ceiling with skylights and French doors leading out to the garden. This area works particularly well as a main living and entertaining space, benefiting from excellent natural light.

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the rear garden enjoys a west to south-westerly aspect, making it ideal for afternoon and evening sun. Side access leads through to the driveway. The property also benefits from a garage with power, lighting and storage, along with driveway parking for two vehicles.

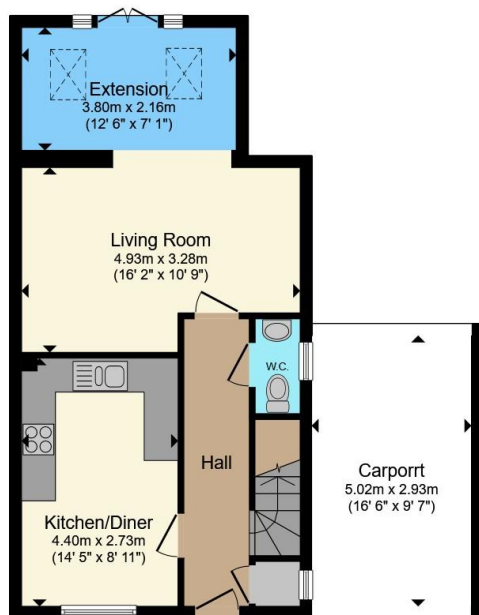
The location is a real strength, with a primary school approximately 0.3 miles away, a secondary school around 0.4 miles away, and local amenities also within roughly 0.4 miles. Bicester Village Train Station is approximately one mile from the property.

## Key features

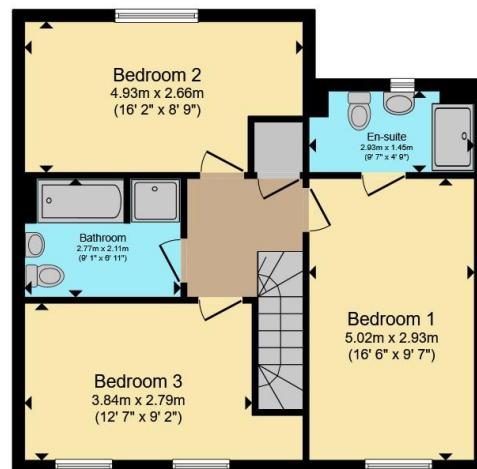
- Three well-proportioned bedrooms, including en-suite to the main bedroom
- Extended ground floor with open-plan living space
- Modern kitchen diner with integrated appliances
- Bright living area opening into a vaulted extension
- Private rear garden with west to south-westerly aspect
- Garage with power, lighting and storage
- Driveway parking for two vehicles
- Well located for schools, amenities rail links and the M40



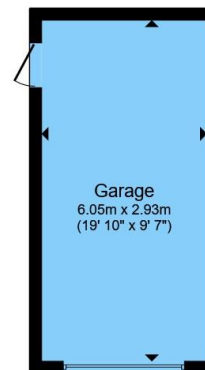




**Ground Floor**



**First Floor**



**Garage**

Total floor area 123.7 m<sup>2</sup> (1,331 sq.ft.) approx

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Band: D

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Tenure: Freehold



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