



A rarely available and impressive detached family home arranged over two floors, with five generous bedrooms and plenty of flexible living space, along with a garage and ample parking to match in the popular Oxfordshire village of Chesterton, which has easy access to commuter links and amenities.

This substantial village home offers a perfect blend of space and comfort for modern family living. Built in 1970, the property boasts a generous layout, featuring two inviting reception rooms, two conservatories, a large kitchen/breakfast room, and a study that provides ample space for relaxation and entertaining guests.

Nicely set back from the road, and occupying a central village location, Appleyard also has five well-proportioned bedrooms, making it ideal for larger families or those who desire extra space for guests or a home office.

An en-suite bathroom to the principal bedroom, and a family bathroom ensure convenience for all, making morning routines a breeze.

The kitchen/breakfast room is the hub of this lovely family home. Fitted with a generous number of floor and eye-level units, space for all your appliances, it also boasts a four oven AGA, and an electric oven.

There is plenty of space too for a table and chairs, making it ideal for casual dining.

The dining room is also a very practical room. Opening directly onto one of the conservatories, it offers the perfect space for more formal dining and large gatherings.

The sitting room has the benefit of having a wood-burning stove, and French doors to the garden, providing yet another lovely entertaining space.

Outside:

To the front, the parking is equally impressive, with parking available for up to five vehicles, a rare find that adds to the practicality of this large family home.

The rear garden offers complete seclusion. Mainly laid to lawn with mature trees, and shrubs along with a patio area, it's an easy space to enjoy outside entertaining and BBQs

A stone-built outbuilding tucked away at the bottom of the garden offers both practical storage space and the option to have a workshop, home office, or hobby room.

The village of Chesterton is well served with a pub, 'The Red Cow', a Hotel and restaurant, 'Chesterton Hotel', Bicester Hotel, Golf & Spa, known as one of the finest residential hospitality venues in Oxfordshire and the Cotswolds. There is also a playgroup, village primary school, and Church, all within walking distance of the property. A new, purpose-built Community Centre and playground was completed in 2015.

There are a number of good local independent schools in the tri-county area including Bloxham, Oxford High, Beachborough and Stowe.

Bicester is the nearest town and has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. By car, the M40 is within easy reach and offers access to London, M25, Oxford, and Birmingham.

Bicester Village Station offers a direct service to Oxford and an additional service to London Marylebone.

Buckingham and Milton Keynes are also with an easy reach both with a wide variety of shopping and leisure facilities.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, and a Sainsbury's supermarket and cinema complex.

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

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.





Accommodation Comprises:

Ground Floor - Entrance Porch, Large Entrance Hallway With Storage Cupboard, Kitchen/Breakfast Room With Larder, Dining Room, Sitting Room, Study, Conservatory Accessed Via The Dining Room, Second Conservatory Accessed Via The Kitchen/Breakfast Room, Cloakroom.

First Floor - Principal Bedroom With En-Suite bathroom, A Further Four Bedrooms, Family Bathroom.

Outside - Driveway Parking For Numerous Vehicles, Integral Garage With Electric Roller Door.
Enclosed Rear Garden, Stone-Built Workshop and Store.

Freehold Property
Bradstone, Tiled Roof

Services:
Oil-Fired Central Heating
Woodburner
Mains Water
Mains Drainage
Broadband - Check Speed With Ofcom
Mobile Phone Coverage - Check With Ofcom

Local Authority - Cherwell District Council
Council Tax Band - F



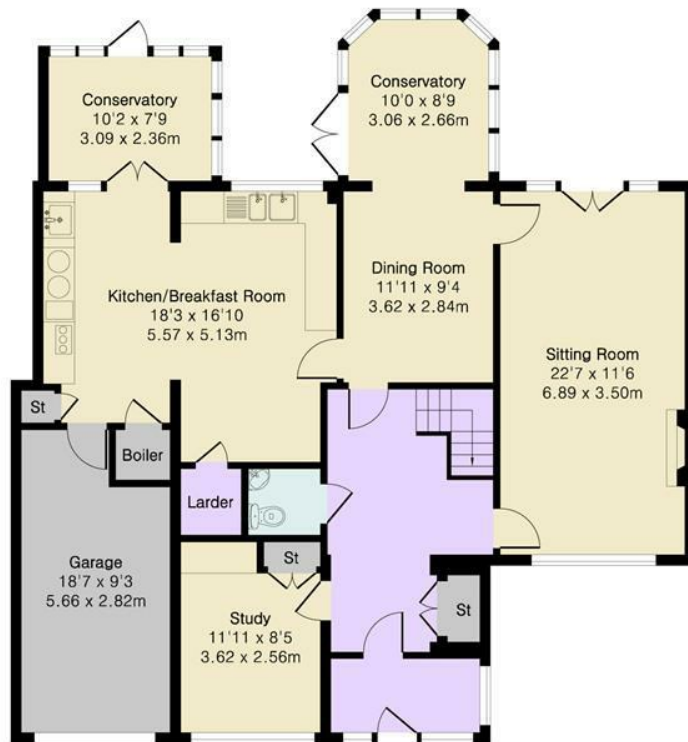
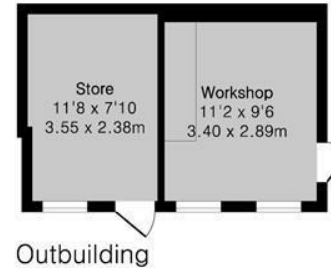


**Approximate Gross Internal Area 2529 sq ft - 235 sq m
(Excluding Outbuilding)**

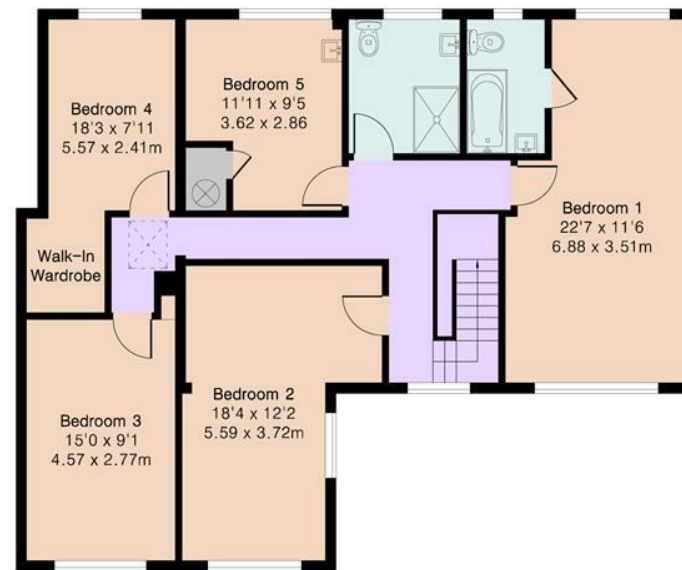
Ground Floor Area 1407 sq ft – 131 sq m

First Floor Area 1122 sq ft – 104 sq m

Outbuilding 203 sq ft – 19 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			
(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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



