





A fantastic opportunity to purchase a substantial double-fronted period home, with exceptionally flexible living accommodation to suit modern family needs in a rural village location enjoying far-reaching views over an attractive south-facing garden, and open countryside.

A light-filled entrance hallway welcomes you into this delightful stone-built village home, which occupies a generous plot in the heart of the village.

The sitting room opens from the hallway and draws the eye through to the attractive terrace in the south-facing garden.

With a log-burning stove and fireplace as the focal point it's a fabulous room for large gatherings, and cosy winter evenings alike.

The kitchen/breakfast room is fitted with a generous number of floor and eye-level contemporary units, and integrated appliances complemented by granite style worksurfaces, and tiled flooring.

A breakfast bar provides the perfect spot for a chat with friends over a cup of coffee.

A snug adjacent to the kitchen offers the flexibility to be utilised as a t.v room, family room, playroom, dining room, or lovely room to enjoy some quiet time with a good book.

The dining room has a pretty feature fireplace, and lends itself to more formal dining. With double doors to the hallway, and the sitting room it has been a much used space for parties and traditional Christmas festivities.

The garden room is accessed via the kitchen and extends across the back of the property, and to the side, providing a lovely space to relax and take in the views over the

delightful rear garden and countryside views beyond. With two sets of French doors to the garden, and doors to the garage, a utility room, and the front of the property the garden room offers very practical space for a number of purposes.

For those who work from home there are two rooms to the rear of the property that can be accessed from the sitting room, and a door from the garden. With views over the garden, and separated from the main living accommodation they offer tranquil spaces to work.

A shower room accessed via one of the rooms also offers the opportunity for this part of the house to be utilised as a self-contained annex (s.t.p.p)

On the first-floor there are three double bedrooms, a single bedroom, and a well-appointed family bathroom, with both a bath and a separate shower. The master bedroom enjoys views over the garden, and benefits from having an en-suite shower room.

Outside the property is enclosed to the front by stone walls, and wrought iron gates, which provide side access to the garden.

To the left-hand side there is driveway parking for three vehicles, and an oversized garage with storage. In addition to the parking in front of the garage there is gated parking for another vehicle to the right-hand side of the property.

The garden is particularly worthy of note, south-facing and boasting views over open countryside it really is a lovely

space to enjoy relaxing weekends, and long summer evenings.

With large areas laid to lawn, a vegetable garden, attractive seating areas, pretty flowerbeds, and a sweeping patio area for al-fresco dining and BBQ's there is something for the whole family to enjoy.

Hardwick village, with its church of thirteenth-century origins, and a Jacobean Manor House, borders the Tusmore Estate, with its many public pathways, and bridleways. For those who commute access to the M40 and A43 is less than two miles away.

The area also has an excellent selection of both private and state schools including nearby Fringford Primary School, Royal Latin Grammar School, Winchester House in Brackley, Beachborough School in Westbury, Tudor Hall and Bloxham School near Banbury, Stowe School near Buckingham and some excellent schools in Oxford.

The nearby town of Bicester provides all the amenities, the popular Bicester Village, and boasts two mainline train stations with a service to London Marylebone in 45 minutes. and you can reach Birmingham in 1 hour.

More extensive shopping, leisure facilities, and amenities can be found in Banbury, and Milton Keynes.









Accommodation Comprises;

Ground Floor - Entrance Porch, Sitting Room, Dining Room, Snug/Family Room, Kitchen, Garden Room, W.C  
A Rear Lobby Off The Sitting Room Leads To A Study, Home Office, and Shower Room.

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

Outside - Enclosed Walled Garden To The Front, Garage, and Driveway Parking In Front Of The Garage, and To The Right Hand Side.  
Large Landscaped Garden Including Vegetable Garden, and Several Seating Areas.

Services:

EPC Rating - E

Local Authority - Cherwell District Council

Council Tax Band - F

Oil Fired Central Heating

Mains Water -

Mains Drainage -

Mains Electric -

Broadband - fttp Ultrafast Broadband. Please Check Using Ofcom

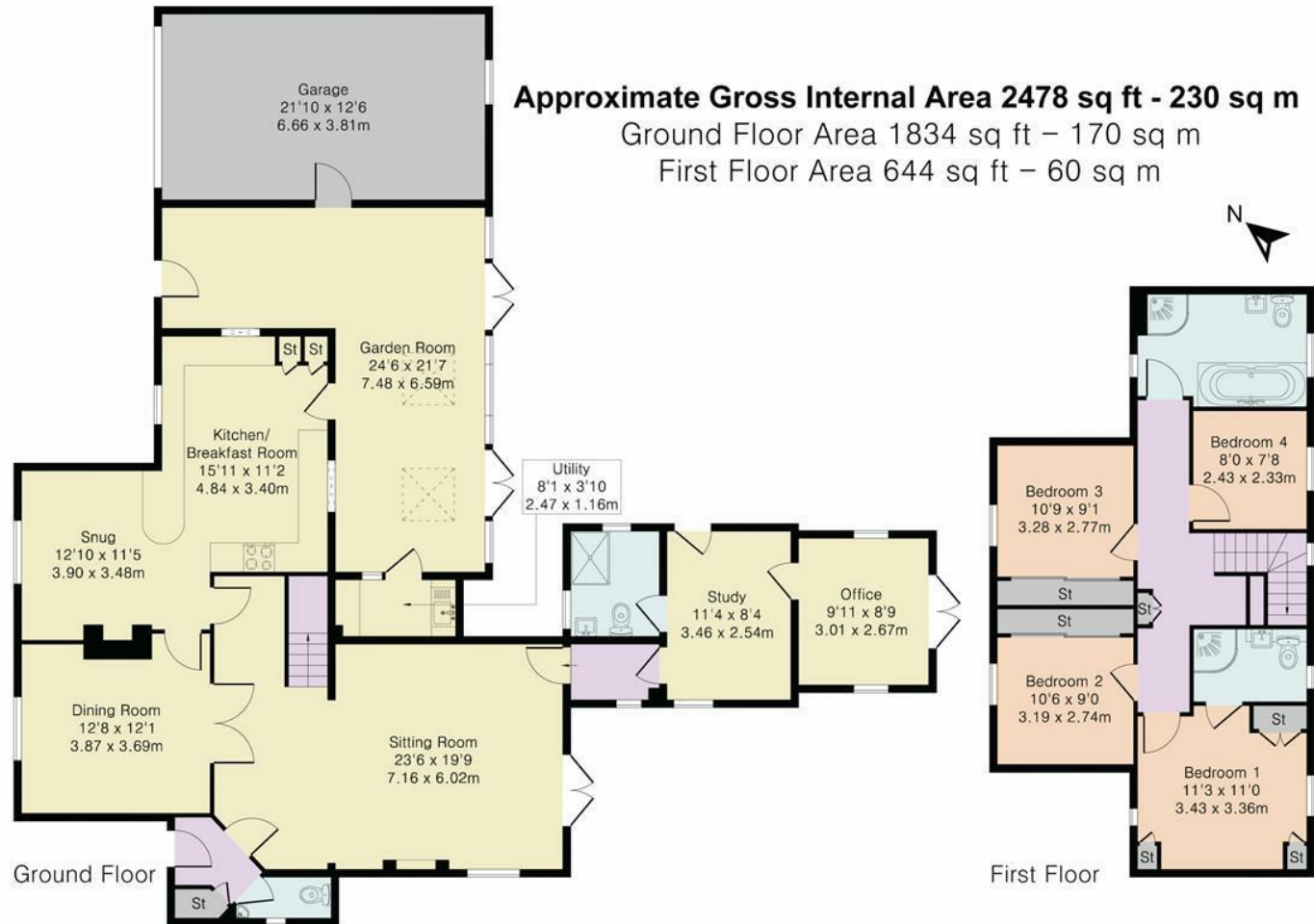
Mobile Phone Coverage - Please Check Using Ofcom.











| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (61-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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