



**Connells**

Woodpiece Road  
Upper Arncott Bicester



### Property Description

Located in the sought-after village of Upper Arncott, this beautifully presented three-bedroom home offers a warm welcome from the moment you step inside.

The entrance hall sets the tone with its smart herringbone flooring, leading through to a stunning new kitchen diner, light, modern and designed for everyday family living.

The lounge is a generous, comfortable space, freshly laid with soft new carpet and finished with an eye-catching iron-style radiator and a charming fireplace feature.

Upstairs, all three bedrooms enjoy new carpets, while the newly fitted bathroom has been thoughtfully styled to provide a fresh, contemporary feel. An additional ground-floor WC adds practicality for busy households.

Outside, the property continues to impress with driveway parking and a spacious rear garden offering plenty of room for relaxation or play.

A lovely home in a highly desirable setting, ready for its next chapter.



## **Entrance Hall**

Herringbone flooring, window to front of property, "cast iron style" radiator, access to living room and kitchen diner, stair access

## **Wc**

Herringbone flooring, WC, basin

## **Living Room**

Carpet, fireplace feature, "cast iron style" radiator, window to front of property

## **Kitchen Diner**

Herringbone flooring, integral oven, hob, extractor, dishwasher, washing machine, wall radiator, space for large fridge freezer, wall and base units, built in cupboard, window and door to rear garden

## **Landing**

Carpet, access to all bedrooms and bathroom. Loft access point

## **Bedroom One**

Double bedroom, carpet, built in storage, window to rear of property

## **Bedroom Two**

Double bedroom, carpet, window to front of property

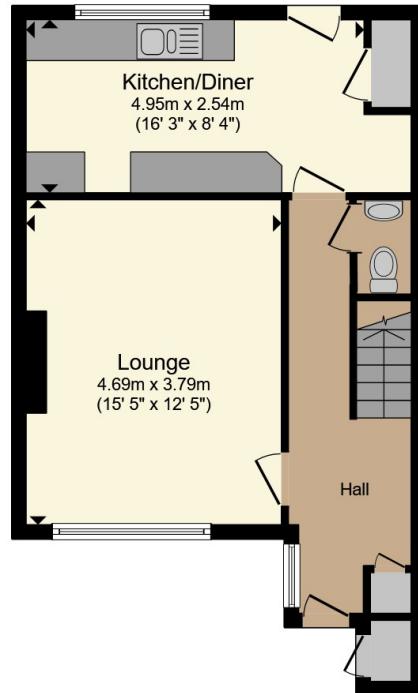
## **Bedroom Three**

Single bedroom, carpet, window to front of property, above stairs storage

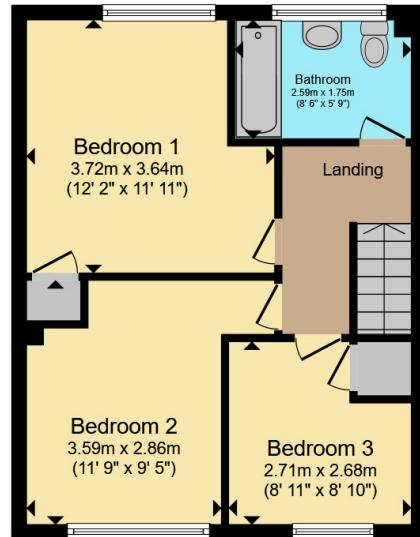
## **Family Bathroom**

Tiled floor, tiled walls, bath with overhead shower and glass screen, wc, sink with built in unit, towel rail, toothbrush charging point, window to rear of property





**Ground Floor**



**First Floor**

Total floor area 86.3 m<sup>2</sup> (929 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
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Tenure: Freehold



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