





**Immense character, high quality fittings and a really wonderful, quiet environment make ownership in this development a very special experience!**

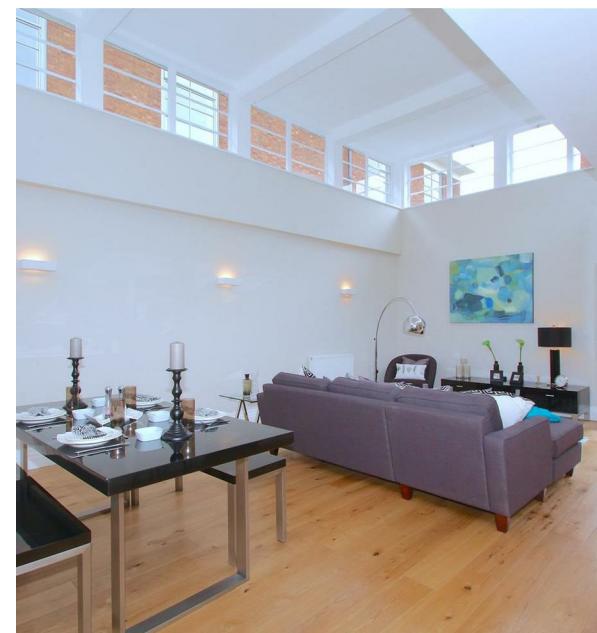
A delicious 2 bed property set in the 20 acre landscaped gardens of the "Garden Quarter" of Caversfield, just a few minutes from Bicester. 23 ft living room, two double bedrooms, ensuite & separate shower, plus kitchen AND utility room. NO CHAIN. 5.6% rental yield!

Bicester is one of the most popular towns in the Home Counties, and one of the fastest-growing, due to its unrivalled mix of fast access to Oxford/London/Birmingham, fantastic local amenities including Bicester Village, plus delightful surrounding countryside. Caversfield is a little-known but rather fascinating village to the North edge of Bicester. Dating back well over a thousand years the village has a deep feudal history with much of the land originally owned by a succession of Manorial families. There was little to denote a village until the late nineteenth century, barring the church which dates to the 10th century, and a few houses serving the Manor. Today Caversfield enjoys that ideal mix of being away from a thriving town but so close to it that it can take advantage of all the amenities.

The "Garden Quarter" is so-named to reflect the bestowing of "Garden town" status on Bicester by the Government in 2014. The buildings were originally constructed to provide for the expanding RAF Bicester in the inter-war years. In this remit the Ministry of Works really excelled themselves, with elegant architecture ranged around unusually beautiful and extensive open spaces. Following the closure of the RAF base, the site was converted into the stylish and peaceful development we see today. It is an exceptionally peaceful and relaxed place to be with an ever-changing view across stunning lawns. And on warmer days your hardest decision may be choosing your own terrace or one of the various benches dotted around the grounds as the venue to work from home... Either way, there is nowhere we know offering such a wonderful setting within a reasonable budget.

The approach sets the tone for a really special experience. Head through the arch under the Art Deco facade, across the terraces to your front door on the right. Once inside, the detailing is exquisite. A smart entrance hall with its high ceiling feels grand and full of occasion. On your left the shower room is simple and elegant, with modern fittings that include a low-level pan and a thermostatic shower system.

The bedrooms sit opposite each other further down the hall. To one side a pleasant double room with that same high ceiling offers good proportions for all required furnishing, with a very smart ensuite (complete with bath!) adjacent, following the theme of the shower room in simple elegance. The second bedroom offers more of the same, albeit minus the ensuite as it is amply served by the shower room just a few feet away.



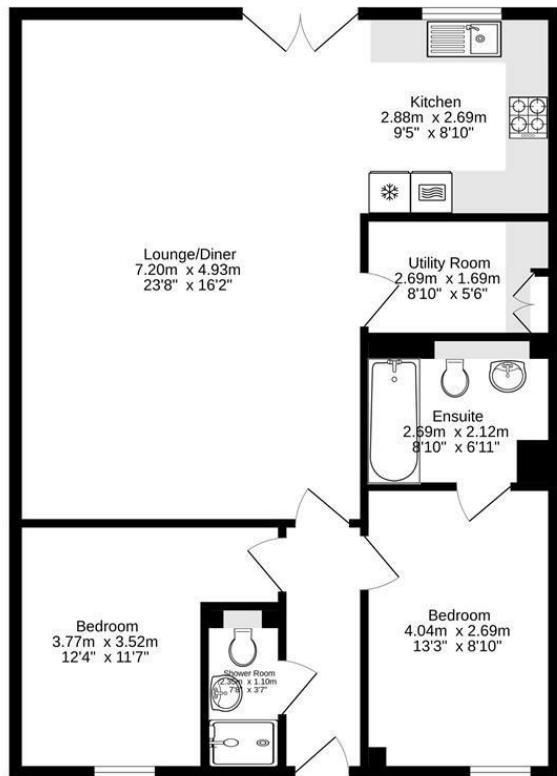
At the end of the hallway, the main living space is open plan, and all the better for it. The instant first impression is of a stylish and welcoming room with natural light from all directions via a myriad of high-level windows that run round the whole room just below the ceiling. This unusual arrangement results from the conversion of what was originally an RAF building, and in retaining the windows all round the result is a room this is bright and positive all the time. At 23 feet in length it's a sizeable room by most measures, and the unusually high ceilings flatter the dimensions still further.

Open plan to the right, the kitchen is neatly fitted with modern units running round three sides, offering more than enough storage and work space for the most enthusiastic of chefs. And the theme of quality found elsewhere continues as there's a Neff cooker & hob, a fridge/freezer all fitted. Again the conversion has offered some advantages in that the kitchen sits just to the side of the living room at the rear, with French windows to the terrace next to it, hence a dining table naturally finds the perfect spot here while leaving the vast majority of the floor space for living accommodation. Completing the accommodation, the apartment has the added advantage of a utility room - something rarely found in such a property. With more cupboards, a modern Siemens washing machine, plus the heating boiler, it's a very useful extra.

Outside, we mentioned the terrace outside the rear doors. To expand, it's a simple, paved and secluded space perfect for morning coffee or an evening tipple as desired. But in addition, the development is surrounded by 20 acres of glorious open land that's kept extremely well by the management company for the use of all residents. The expanses of lawn offer one of the prettiest outlooks anywhere locally, with various trees dotted around and neighbouring buildings far enough away for you to use the benches supplied on sunny days in complete peace. The property also comes with two dedicated parking spaces, in addition to which there is plentiful visitor parking available.







Produced by widengles.co.uk

TOTAL FLOOR AREA : 80.9 sq.m. (871 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020



- Elegant architecture
- Kitchen & utility
- Stylish, immaculate shower room

- Beautifully maintained grounds
- Main bedroom with ensuite bath!
- Terrace to rear
- 23 ft open-plan living room
- A second double bedroom
- Allocated parking x2

#### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Mains water, electricity, gas CH  
Cherwell District Council  
Council tax band D  
£2,370.06 p.a. 2025/26  
Freehold - management charge c. £1,800 p.a.

to discuss this property or to arrange a viewing please call, or drop us a line  
[interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

01869 343600

<https://www.cridlands.co.uk>