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2, Stratton Lane, Bicester, OX27 8SA

£425,000

A beautifully presented two bedroom semi-detached bungalow occupying a delightful rural position in the sought-after village of Stoke Lyne. Enjoying uninterrupted views across open farmland to the front, the property offers a wonderful balance of peaceful countryside living whilst remaining conveniently placed for nearby towns and transport links. Internally, the accommodation is exceptionally well maintained and offers flexible living throughout

Set within the sought-after Oxfordshire village of Stoke Lyne, 2 Stratton Lane presents an appealing combination of charm, space and practicality.

The front door leads in to a hallway, flooded with natural light, and leads to the living room, bedrooms and bathroom

The living room, overlooking the front of the house, offers a flexible space with a feature fireplace with inset wood burner and tiled hearth, leading in to the dining area which is open to the kitchen

The contemporary rear aspect kitchen overlooks the garden, with double patio doors opening out on the decked seating, creating a seamless versatile social space, whilst also providing access to the rear hallway

The rear hall leads to both front and rear of the house, as well as housing the useful utility room & WC, office space and stairs to upper floor, which has been converted in to a study and considerable storage room
There are two ample bedrooms, with the main bedroom overlooking the rear garden and being fitted with extensive storage

The stylish bathroom offers both whirlpool bath and separate shower unit, with window to the rear

A particularly attractive feature is the garden deck, providing a wonderful setting for outdoor dining, morning coffee or evening entertaining, while the surrounding garden offers a peaceful haven
The integral garage with electric up and over door completes the accommodation, leading from the extensive parking area at the front of this well presented village home

Stoke Lyne is a picturesque Oxfordshire village surrounded by beautiful countryside, making it particularly appealing to those looking for a quieter lifestyle while still being conveniently located for Bicester and its range of shops, restaurants, schools and leisure facilities. The area also provides excellent access to major road and rail connections, including Bicester Village and routes towards Oxford and London

LONDON

Accommodation comprises:

Entrance Hallway, Kitchen, Sitting Room, Dining Room, Utility Room, Office, Study, Two Bedrooms, Bathroom.

Outside - Covered Decked Area, Enclosed Rear Garden, Patio, Garden Shed, Garage, Driveway Parking.

Freehold Property
Services:
Electric thermostatic heating
Mains Water
Mains Drainage
Broadband - Check Speed With Ofcom
Mobile Phone Coverage - Check Coverage With Ofcom

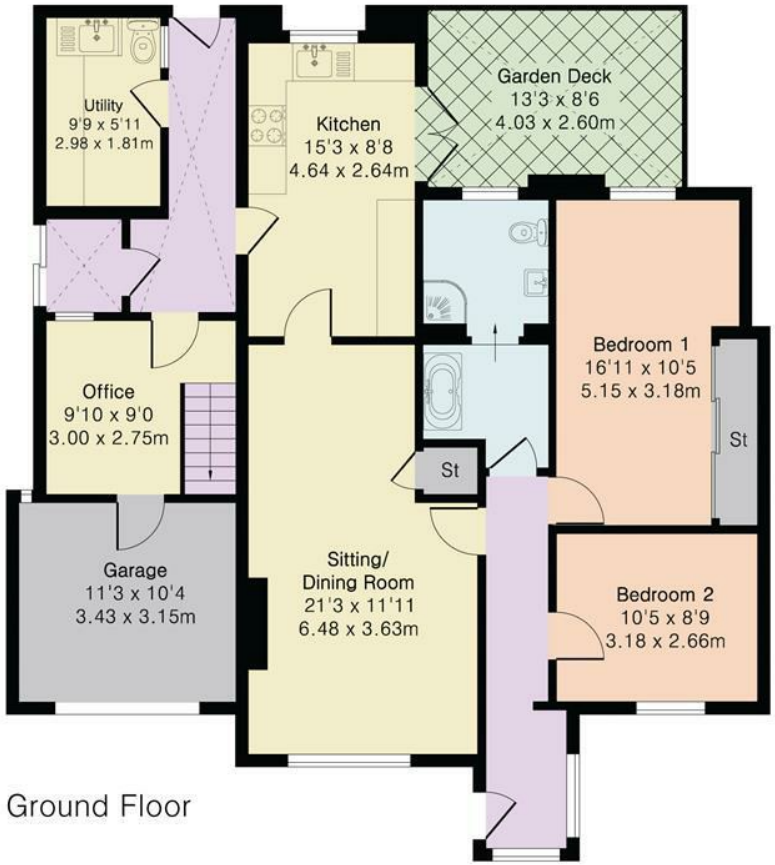
Local Authority - CDC
Council Tax Band - D

BEETHAMS
GLYCERINE
CUCUMBER

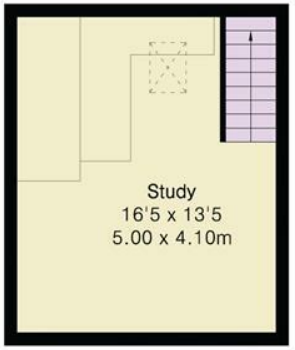
Approximate Gross Internal Area 1425 sq ft - 133 sq m
(Including Garage)

Ground Floor Area 1204 sq ft – 112 sq m

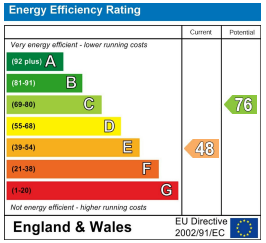
First Floor Area 221 sq ft – 21 sq m

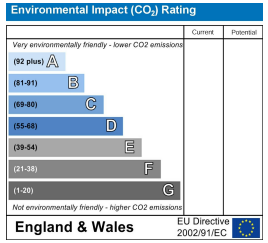


Ground Floor



First Floor





PINKPLAN

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.

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