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The Old Coach House, Queens Avenue, Bicester, OX26 6TA

Offers in excess of £925,000

A unique opportunity to purchase a beautifully converted former Coaching House bursting with original and attractive features, including a stunning sitting room with a vaulted ceiling, and a farmhouse-style kitchen filled with natural light, situated in an exclusive location within the town, just minutes from the train stations and shops.

A historic Coach House dating back to 1850, once part of the Bicester House estate, it's one of just six properties in a desirable and private location within the town.

The entrance hallway has a large storage cupboard for coats and boots, and leads to the kitchen/breakfast room, which is fitted with farmhouse-style units and an AGA.

Large windows, and roof lights flood the kitchen with natural light, and the vaulted ceiling makes for a lovely room to enjoy entertaining with friends and family.

A practical utility room with a door to the side garden sits just off the kitchen.

The sitting room is worthy of special note, with high ceilings, large windows and French doors leading to the attractive rear garden, along with a stunning feature fireplace with a welcoming wood-burning stove It feels both elegant and spacious.

There are four well-proportioned bedrooms, including a spacious principal bedroom with a large en-suite, and a second bedroom with an en-suite. A luxurious bathroom serves the remaining bedrooms.

Stairs lead to the first floor, which has a vaulted mezzanine living area that offers plenty of space for a family room/snug/study - perfect for a retreat or working from home.

Outside the garden is a lovely feature, enclosed by original stone walls, south-west facing, and private. It is a lovely space for al-fresco dining and relaxing on long summer evenings.

The property also benefits from having a detached garage and ample parking.

In short, The Coach House is a fabulous family home offering practical and flexible living space, on a fabulous plot, with access to fantastic commuter links and local amenities.

Bicester 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.

Bicester Village Station is a 12-minute walk and provides further routes to Oxford and London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, the M25, and Birmingham. The A41, A43, and A34 are all within easy reach.
Oxford is approximately a 30-minute drive away, and there is a regular bus service.

The property is perfectly situated to take advantage of all that Bicester has to offer.

A historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, and a cinema complex.
A Marks and Spencer Food Hall, a Tesco superstore, and further shops can be found in the newly completed Bicester Retail Park.

More extensive shopping facilities and cultural amenities can be found in Oxford and Banbury.

There is a leisure centre, with a gym and swimming pool nearby, with further facilities at the David Lloyd Club, Bicester Hotel, and Golf a short drive away.

The property is also just a short walk to Bicester Village, which is a dream destination for designer shopping with 170 luxury boutiques and a number of eateries.

Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Dining Room, Sitting Room, Three Double Bedrooms,
Two En-Suite Shower Rooms, Family Bathroom. Utility Room.

First Floor - Family Room/Study

Outside - Walled Rear Garden, Decked area, Enclosed Side Garden, Garage, and Generous Off-Street Parking.

Freehold Property - Shared Maintenance Of The Driveway
Stone-Built
Tiled Roof
Located In A Conservation Area, and Within The Curtilage Of A Listed Building
Mains Water.
Mains Drainage
Gas Central Heating
Mobile Phone Coverage = Please Check With Ofcom
Broadband According To The Seller is 500Mbps - Please Check With Ofcom
Local Authority - Cherwell District Council
Council Tax Band - F

Approximate Gross Internal Area 2182 sq ft - 202 sq m
(Excluding Garage)

Ground Floor Area 1866 sq ft – 173 sq m
First Floor Area 316 sq ft – 29 sq m
Garage Area 222 sq ft – 21 sq m

PINK PLAN

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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