





A fantastic opportunity to purchase a detached four-bedroom stone-built property, comprehensively refurbished throughout, with a delightful rear garden overlooking open farmland, and a bespoke garden room/home office located in the desirable Oxfordshire village of Stratton Audley.

Set on the edge of the much-loved village of Stratton Audley, this beautifully updated four-bedroom home enjoys a setting with views over open farmland to the front and rear.

A porch to the front of the property opens to the hallway, welcoming you in and leading into a home that has been thoughtfully refreshed. New internal doors, fresh finishes and carefully chosen updates give the space a contemporary yet homely feel.

To the rear, the large sitting room is perfect for family gatherings.

Sunlight pours in through wide windows and the Bi-fold doors open onto the garden and an ever-changing view of sky, fields and seasons. It's the kind of room that hosts everything: long, lazy Sunday afternoons, winter evenings by the fire and gatherings that seem to naturally spill out into the garden on long summer evenings.

The kitchen/breakfast room, newly updated with floor and eye-level units, space for appliances and a large range cooker, centres around a relaxed breakfast bar and makes for easy living to enjoy weekend brunches or a coffee with friends.

A separate dining room offers a more intimate

space, perfect for lingering over supper with friends or family celebrations. It would also lend itself to being utilised as a family room or quiet space to work from home or to just enjoy a good book.

A W.C completes the ground floor accommodation.

Upstairs, a bright, airy landing flows to the four bedrooms and a refitted family bathroom. The principal bedroom boasts fitted wardrobes and a refitted en-suite shower room with underfloor heating. The room has fabulous views to the rear of the property over the garden and countryside beyond.

Outside, the rear garden opens to the farmland beyond offering a lovely sense of space and uninterrupted views.

It's a garden that invites outdoor dining, garden games, a well-placed bench for sunsets, or just relaxing with a glass of wine on a long summer evening.

There is plenty for everyone to enjoy with large areas laid to lawn, a patio, mature trees and shrubs, a vegetable garden and a pretty feature pond.

The addition of a bespoke timber-framed garden

room with power and lighting offers yet further flexibility to enjoy the outdoor space, or somewhere tranquil to work from home.

Stratton Audley itself is a much-loved village known for its friendly community, charming pub, and historic church.

Despite the peaceful setting, the location is exceptionally convenient: nearby Bicester offers superb shopping, dining, and everyday amenities, along with outstanding transport links.

Two mainline stations—Bicester North and Bicester Village—provide fast connections to Oxford, Birmingham, and London Marylebone.

The village also benefits from a local bus network, making travel easy whether you're commuting or exploring the surrounding countryside.









Accommodation Comprises:

Ground Floor - Entrance Porch, Entrance Hallway, Dining Room, Kitchen/Breakfast Room, Sitting Room, W.C

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

Outside, Driveway Parking To The Front, Garage, Gated Side Access, Rear Garden, Feature Pond,.

Bespoke Timber Framed Garden Room/ Home Office.

Freehold Property  
Stone-Built, Tiled Roof

Services:

Mains Water - Thames Water

Mains Drainage - Thames Water

Electric - OVO

Oli Fired Central Heating

Broadband - Gigaclear - Please Check Speed With Ofcom

Mobile Phone Coverage - Please Check With Ofcom

Local Authority - Cherwell District Council

Council Tax Band - F









# Approximate Gross Internal Area 1462 sq ft - 136 sq m (Excluding Outbuilding)

Ground Floor Area 770 sq ft – 72 sq m

First Floor Area 692 sq ft – 64 sq m

Outbuilding Area 160 sq ft – 15 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			6
(39-54) E			
(21-38) F		48	
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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