



Situated within the highly sought-after village of Launton, this spacious and well-maintained detached bungalow offers versatile single-storey living in a peaceful residential setting. Presented to the market chain free, the property is ideal for buyers looking for a smooth and straightforward purchase, whether downsizing, relocating or seeking a home with excellent future potential.

The accommodation is both versatile and practical, with a spacious living room forming the heart of the home, complete with a feature fireplace and double doors leading through to a substantial conservatory.

Flooded with natural light thanks to its extensive glazing and enjoying direct access onto the garden, the conservatory creates an excellent additional reception space suitable for dining, entertaining or simply relaxing while overlooking the rear aspect.

The kitchen/dining room offers ample storage and preparation space, with room for everyday dining and convenient access to the side entrance and garage.

The property further benefits from three bedrooms, including a particularly spacious principal bedroom, while the remaining rooms provide flexibility for guest accommodation, a study or a hobby room.

A family bathroom and separate shower room add further practicality to the layout.

Externally, the property enjoys a private rear garden with patio seating areas and established boundaries, offering a low-maintenance outdoor space with plenty of room for outdoor dining and entertaining.

To the front, there is driveway parking alongside an integral garage.

The sizeable loft space also provides excellent additional storage and may offer future potential, subject to the relevant permissions.

Launton remains one of the most desirable villages surrounding Bicester, appreciated for its strong community feel, attractive surroundings and excellent convenience.

The village benefits from a well-regarded primary school, village shop, public house, church and recreational facilities.

The nearby market town of Bicester offers a wide range of shopping, supermarkets, restaurants and leisure amenities, including the renowned Bicester Village retail destination.

For commuters, the location is exceptionally well-connected. Bicester North and Bicester Village railway stations provide regular services to London Marylebone, Oxford and beyond.

The nearby A41, M40 and A34 offer excellent road links to Oxford, Milton Keynes, Birmingham and the wider motorway network.

Combining spacious accommodation, a sought-after village setting and the rare benefit of being completely chain-free, this property presents an exciting opportunity for buyers looking to modernise, personalise and create a long-term home in a highly convenient Oxfordshire location.

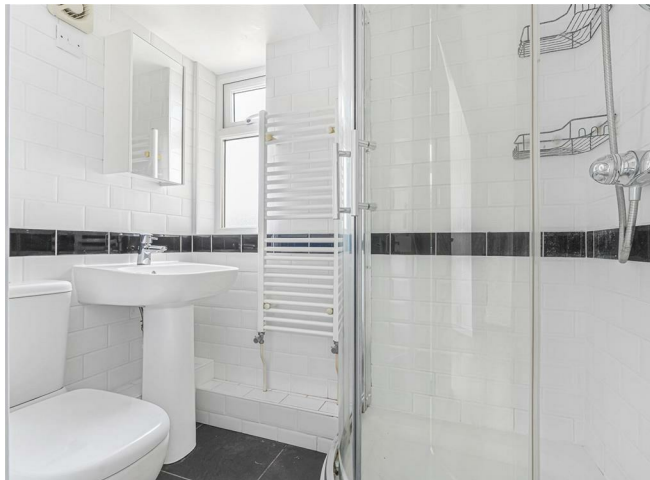




Property comprises

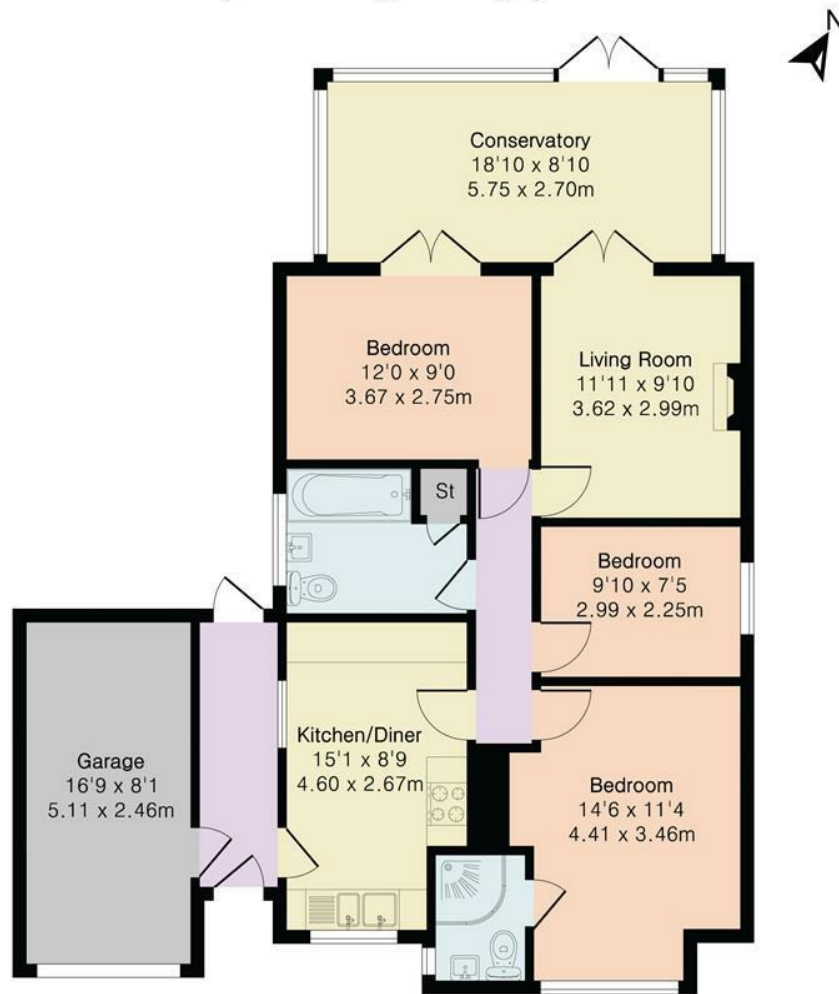
Entrance hall
Living room
Conservatory
Kitchen/dining room
Three bedrooms
Family bathroom
Separate shower room
Integral garage
Rear garden

Freehold Property, Standard Construction
Mains Water, Mains Drainage
Local Authority - Cherwell District Council
Council Tax Band - D





Approximate Gross Internal Area 1121 sq ft - 104 sq m (Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.



