





An elegant stone-built semi-detached period property, immaculately presented throughout, in an ideal location to benefit from all the amenities in the town and the two mainline train stations to London.

Approached over a gravel driveway with parking for four vehicles, this delightful period property offers light and well-proportioned accommodation arranged over two floors.

The entrance hallway provides access to the stairs leading to the first floor, along with the sitting room and Kitchen/breakfast room.

The sitting room boasts a large bay window, original coving, engineered wood flooring, and a feature fireplace making for a lovely room for family gatherings and cosy winter evenings alike.

The kitchen/dining room is fitted with a generous number of floor and eye level contemporary units, a breakfast bar, and integrated appliances, all complemented by quartz work surfaces.

The dining area has plenty of room for a dining table and chairs, with a large sash window overlooking the rear garden it is perfect for casual dining and entertaining.

Leading off the kitchen is the study, which is ideal for those that work from home.

A utility room with a door to the rear garden and a

separate W.C complete the ground floor accommodation.

The first floor has three attractive double bedrooms and a family bathroom.

Outside this fabulous property, the gravel driveway is enclosed to the right-hand side by a traditional stone wall, along with mature trees.

Gated access leads to the rear garden, which is deceptively private.

Carefully landscaped with areas laid to lawn, graveled areas for seating, along with a patio, there is plenty of space for a garden table and chairs, lending itself for al-fresco dining and BBQ's

For those that commute Bicester North and Bicester Village stations offer a frequent service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

By road, the M40 is within easy reach at J9 or J10 and offers access to London, the M25, Oxford and Birmingham. The A41, A43, and A34 are also within easy reach.

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.

There is a leisure centre, with a gym and swimming pool nearby.

Bicester Avenue, just a short drive from the town centre, is very popular. It consists of a Garden Centre and a retail park comprising shops.

A Marks and Spencer Food Hall, and further shops can be found in the newly completed Bicester Retail Park.

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









The Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Kitchen/Dining room, Study, Utility Room, W.C

First Floor - Three Double Bedrooms, And The Family Bathroom.

Outside - Extensive Driveway Parking, Enclosed Rear garden.

Services - Mains Water, Mains Drainage, Gas Central Heating.

Local Authority - Cherwell District Council.

Council Tax Band - D

Freehold.

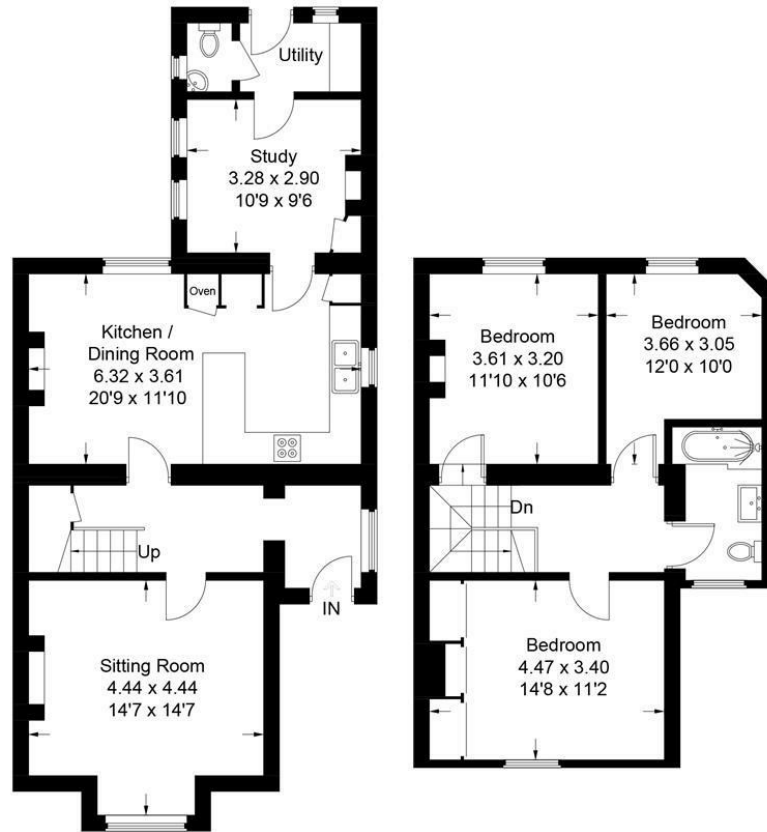








Approximate Gross Internal Area  
Ground Floor = 70.6 sq m / 760 sq ft  
First Floor = 51.6 sq m / 555 sq ft  
Total = 122.2 sq m / 1,315 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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