



An attractive four-bedroom detached property, on an exclusive development of just twelve properties with a delightful rear garden, double garage, and generous driveway parking in the popular Oxfordshire village of Chesterton

The Woodlands is an exclusive development built in 1993, on the edge of Chesterton.

A large entrance hallway filled with natural light leads to the kitchen, which has recently been refitted with light grey floor and eye-level units, integrated appliances, leaving plenty of space for an American-style fridge freezer.

A useful utility room with storage and room for appliances is accessed via the kitchen, with a door leading to the side of the property.

The dining room is to the rear of the property. With sliding doors to the garden, it's a fantastic room for both casual and more formal dining with friends and family.

The living room has an attractive bay window to the front and French doors to the garden. It also has a fireplace and double doors to the dining room, making it the perfect space for large gatherings.

A W.C completes the ground floor accommodation.

The first floor has four bedrooms and a family bathroom. The principal bedroom has an en-suite shower and enjoys views over the rear garden.

Outside, the property has a detached double garage along with driveway parking for several vehicles to the front.

Gated access leads to the rear garden, which enjoys a southerly aspect. Mainly laid to lawn with a large patio area, the garden is a lovely space for relaxing on long summer evenings and al-fresco dining.

The village of Chesterton is well served with a pub: 'The Red Cow', a Hotel and Restaurant - 'The Chesterton Hotel', Bicester Hotel, Golf & Spa, which is known as one of the finest residential hospitality venues in Oxfordshire.

There is also a playgroup, village primary school, and a Church, all within walking distance of the property. A purpose-built Village Hall and the playground was completed in 2015.

Bicester is approximately 2 miles away and is served by two railway stations, Bicester North and Bicester Village Station.

Bicester North and Bicester Village stations offer frequent commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

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

Bicester is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, and a Sainsbury's supermarket and cinema complex.

There is also a Leisure Centre, comprising a swimming pool and ten-pin bowling.

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

Nearby Bicester Village is a dream destination for designer shopping with 170 luxury boutiques, and a recently completed retail park has Marks and Spencer, Next and Nike stores.





Accommodation Comprises:

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

First Floor - Principal bedroom With En-Suite, Three Further Bedrooms, Family Bathroom.

Outside - Double Garage, Ample Parking For Several Vehicles, Enclosed Rear Garden, Patio.

Freehold Property
Brick-Built Tiled Roof

Services:
Oil-Fired Central Heating
Mains Water
Mains Drainage

Local Authority - Cherwell District Council
Council Tax Band - F



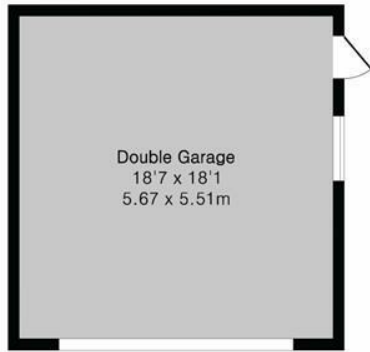


**Approximate Gross Internal Area 1400 sq ft - 130 sq m
(Excluding Garage)**

Ground Floor Area 700 sq ft – 65 sq m

First Floor Area 700 sq ft – 65 sq m

Garage Area 336 sq ft – 31 sq m



Ground Floor



First Floor

| 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 | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 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.



