



A fantastic opportunity to purchase a four-bedroom detached property with flexible and spacious accommodation arranged over two floors, including two reception rooms, a conservatory, a large utility room, and an oversized garage in the heart of the popular village of Marsh Gibbon.

Approached over a block-paved driveway with parking for several vehicles alongside a large area laid to lawn Deva occupies a favourable plot within the village.

A porch to the front leads to the spacious entrance hallway, which provides access to the ground-floor accommodation and the stairs to the first floor.

The kitchen/breakfast room is fitted with plenty of floor and eye-level units, and integrated appliances, with space for a table and chairs, and views over the rear garden, it makes for a lovely room for casual dining with friends and family.

The sitting room boasts a large window that overlooks the garden to the front. Whilst the dining room has access to the conservatory, which overlooks the rear garden.

The dining room would also lend itself to being used as a family room or a fifth bedroom if required.

A double bedroom with fitted wardrobes on the ground floor is served by a generous bathroom on the ground floor.

A useful utility room is accessed via the kitchen, providing plenty of storage space for coats and

boots, it also leads to the rear garden, and has a door to the garage.

A W.C completes the ground-floor accommodation.

The first floor has three bedrooms and a shower room.

Two of the bedrooms have large Dormer windows, the third bedroom has previously been used for storage, but would make for a lovely bedroom with its own dressing area or a study.

Outside, the rear garden feels secluded, mainly laid to lawn with a patio, it is ideal for outside dining and BBQ's.

Being only a short drive to the A41, the property is situated in the village of Marsh Gibbon and convenient for recognised cultural, historical, and academic facilities, giving the best of many worlds.

The village has many thriving organisations, a Village Hall with a diverse range of activities and social events, an active Church of England, United Reformed Church, Playgroup, School and PTA activities, Cricket, Football, Badminton, Tennis, Youth Clubs, Fishing, among others.

There are a number of local and independent schools in the Tri-County Area including Bloxham, Oxford High, Beachborough, Ashfold School, Griffin House, and Stowe, along with good Grammar Schools.

It also benefits from a recently refurbished Public House, a village shop, and a post office

Bicester is approximately 3 miles away and has two railway stations. Bicester North offers great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station offers services to Oxford and has been upgraded to provide a further route to London Marylebone.

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

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

Nearby Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes' drive or a five-minute walk from the town centre.





Accommodation Comprises:

Ground Floor - Porch, Entrance hallway, Kitchen/breakfast Room, Dining Room, Conservatory, Bedroom, Bathroom, Utility Room, W.C

First Floor - Three Bedrooms, Shower Room.

Outside - Garage, Driveway Parking, Front Garden, Rear Garden, Patio.

Freehold
Brick-Built Tiled Roof

Services:
Mains Water- Thames Water
Mains Drainage - Thames Water
Electricity - EON
Oil-Fired Central Heating
Broadband - Gigaclear -Check With Ofcom
Mobile Phone Coverage - Check With Ofcom

Local Authority - AVDC
Council Tax Band - E





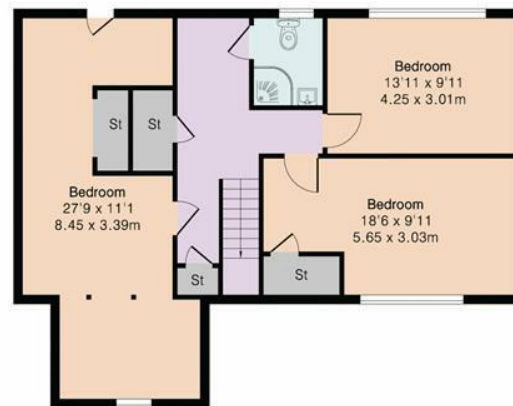
Approximate Gross Internal Area 2361 sq ft - 220 sq m (Including Garage)

Ground Floor Area 1558 sq ft – 145 sq m

First Floor Area 803 sq ft – 75 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			
(61-91) 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.



