



AMBLESIDE

Fine and Country are delighted to bring to market this light and spacious stone-built five-bedroom contemporary family home, offering flexible accommodation, finished to exacting standards, with a landscaped garden and uninterrupted views over farmland in the popular village of Launton.

A recently completed stunning family home in Cotswold stone, arranged over three floors providing flexible accommodation to suit modern family living.

Approached over a gravel driveway with parking for several vehicles Ambleside sits proudly within its generous plot.

The attractive oak framed porch welcomes you into this beautifully presented village property, and sets the scene for what is to follow from the large front door, which floods the property with light to the stunning kitchen/dining room overlooking the rear garden.

The accommodation on the ground floor flows incredibly well, from the spacious hallway, the study to the front, the sitting room with feature fireplace, and open-plan kitchen/dining/family room with utility off it feels both welcoming and practical.

It is evident the current owners have given careful thought to every detail with high-quality fixtures and fittings being used throughout, from the polished and tumbled Jerusalem stone floor in the hallway and kitchen, the Burbridge "Kew" painted Ash kitchen with solid Carrara Marble work surfaces, to the dual sink and heated mirror in the en-suite, and sandstone patio in the garden to name but a few!

The kitchen is perfect for the aspiring chef with a dual-oven range cooker, a generous number of units, fully integrated appliances, and a large breakfast bar for casual dining or perching with a cup of coffee or glass of wine.

With bi-folding doors to the garden offering the "inside-outside" feel and views over the fields beyond the room lends itself to dining with friends and family and relaxing on long summer evenings.

A useful utility room with plenty of storage off the kitchen has a door to the side, which is ideal for those with muddy boots and dogs.

The sitting room with engineered Oak flooring also enjoys views over the garden, and lends itself to more cosy family gatherings.

The bespoke Richard Burbridge staircase leads to the first floor with three large double bedrooms, and the family bathroom, which is well appointed with both a bath and separate shower.

The principal bedroom is an oasis for grown-up living with a fabulous en-suite shower room, and views over the garden.

The second floor offers further flexibility to be utilised as two large bedrooms serviced by the shower room, a bedroom and sitting room for the teenager of the house, or a games room/study.

Outside the rear garden has been carefully landscaped with a large area laid to lawn, a sandstone patio, along with extensive planting of mature trees and shrubs. With a sunny south-east aspect there are plenty of places to enjoy al-fresco dining and BBQ's.

Launton has a strong community feel with its village hall, sports club, primary school, church and two pubs, it is also one of the few villages locally that can still boast that it has a Post Office, hairdressers and the Tythe Barn.

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

Bicester Village Station has been upgraded to provide a further route to London Marylebone.

A historic market town Bicester has 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, along with a David Lloyd Club and Bicester Hotel and Golf.

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.

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





Accommodation Comprises:

Ground Floor - Solid Oak Framed Porch, Entrance Hallway, Study, Sitting Room, Utility Room, Kitchen/Dining Room/Family Room, Cloakroom.

First Floor - Principal Bedroom With En-Suite Shower Room, Two Further Double Bedrooms, Family Bathroom With Shower and Bath.

Second Floor - Two Double Bedrooms, Shower Room.

Outside - Driveway Parking For Several Vehicles, Garage With Remote Control Roller Door, Gated Side Access To The Rear Garden.

Landscaped Rear Garden Laid To Lawn With Sandstone Patio and Granite Sett Edging, Along With Extensive Planting Of Mature Shrubs and Trees.

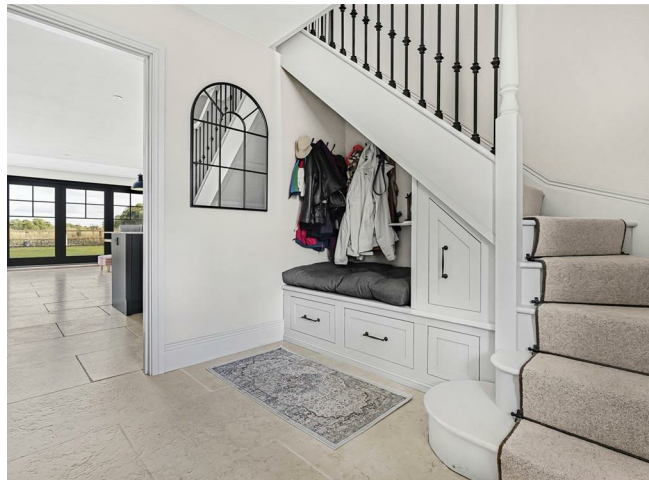
Services - Mains Water and Drainage, Air Source Heat Pump Heating System With Wet Underfloor Heating To All Floors, Controlled Via App and/Or Thermostats.

Cat6 Networking Cable To Rooms and The Garage.
Warranty - 10 Year Buildzone

Local Authority - Cherwell District Council.

Council Tax Band-G

For mobile phone and internet coverage please use Ofcom website
<https://checker.ofcom.org.uk/>





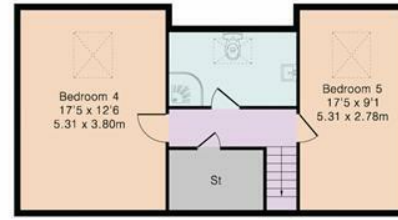
Approximate Gross Internal Area 2640 sq ft – 246 sq m
 Ground Floor Area 1214 sq ft – 113 sq m
 First Floor Area 867 sq ft – 81 sq m
 Second Floor Area 559 sq ft – 52 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-61) 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			
(55-61) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



