



A delightful three-bedroom period cottage boasting original character features, including exposed stonework and a spiral staircase, arranged over three floors, with a detached garage and an attractive garden in the heart of the desirable Oxfordshire village of Launton.

Laburnam Cottage, Launton, Bicester

Brimming with character and tucked away in a no-through-road setting, Laburnam Cottage is a charming three-bedroom home with accommodation arranged over three floors. Exposed beams, beautiful stonework and a substantial fireplace give the cottage a wonderfully welcoming atmosphere, while driveway parking, a garage and an established garden add considerable practical appeal.

The generous living room is the heart of the home, with exposed stone walls and an impressive array of ceiling timbers creating a rich backdrop to everyday life. A substantial fireplace provides a striking focal point, with ample space for comfortable seating and gathering with friends and family.

A separate dining room continues the characterful theme, combining exposed beams and brickwork with a tiled floor. Offering plenty of room for a dining table, it is equally suited to relaxed family meals and entertaining, with the adjoining kitchen conveniently positioned alongside. A ground-floor cloakroom completes this level.

A spiral staircase leads to the first floor, where a spacious landing provides a useful study area. The principal bedroom features exposed beams and its own en suite shower room, while a separate bathroom includes both a bath and shower enclosure. A further staircase rises to the second floor, where two additional bedrooms sit beneath the sloping roofline, adding to the cottage's individual charm.

Outside, the garden is a delightful complement to the house, laid to lawn with mature shrubs and established planting. A stone-built well makes an attractive feature, while a paved seating area provides space for outdoor dining or simply enjoying the

surroundings.

Driveway parking and a separate garage are particular selling points, bringing valuable convenience to this characterful village home. Together with its no-through-road position, generous reception rooms and accommodation over three floors, Laburnam Cottage offers an appealing combination of charm, space and practicality.

Location and lifestyle

Launton offers the appeal of village life with the convenience of nearby Bicester. A village shop and Post Office cater for everyday essentials, while The Bull Inn provides a welcoming setting for a meal or a drink with friends. The village also has a parish church, a primary school and local clubs, with surrounding countryside adding to the attraction of the setting.

Nearby Bicester provides a wider choice of shopping, dining and everyday services, complemented by the designer boutiques and restaurants of Bicester Village. Oxford offers further opportunities for shopping, culture and leisure, making Launton a convenient base for enjoying both village surroundings and city life.

Schools

Families have access to a range of state and independent schooling in the surrounding area. Launton Church of England Primary School is within the village, while secondary options in Bicester include The Cooper School and The Bicester School. Admission is subject to the relevant catchment arrangements and availability.

Independent options include Bruern Abbey's specialist

preparatory school in nearby Chesterton, Winchester House in Brackley and Stowe School near Buckingham, offering a range of choices across the wider area.

Transport and connectivity

Bicester's two railway stations provide useful connections for commuters and leisure travellers. Bicester North offers direct services to London Marylebone, while Bicester Village provides direct connections to London Marylebone, Oxford Parkway and Oxford. Selected London services take less than an hour, with journey times varying according to the service.

Road connections are equally convenient, with access to the M40 at Junction 9 for travel towards London and Birmingham, and the A34 providing a route towards Oxford and the wider southbound network. These connections make the area well placed for travel across Oxfordshire and beyond.

Purchaser identification checks

In accordance with current Money Laundering Regulations, purchasers whose offer is accepted will be required to provide identification documentation and complete electronic identity verification and anti-money laundering checks. Our charge for this service is £35 plus VAT per purchaser (£42 including VAT). Payment and satisfactory completion of these checks are required before we issue the memorandum of sale. These checks are separate from any checks undertaken by your solicitor or mortgage lender.





### Accommodation Comprises:

Ground Floor - Enclosed Porch, Living Room, Dining Room, Kitchen, W.C

First Floor - Double Bedroom, Large Landing/Study, Family Bathroom.

Second Floor - Two Double Bedrooms.

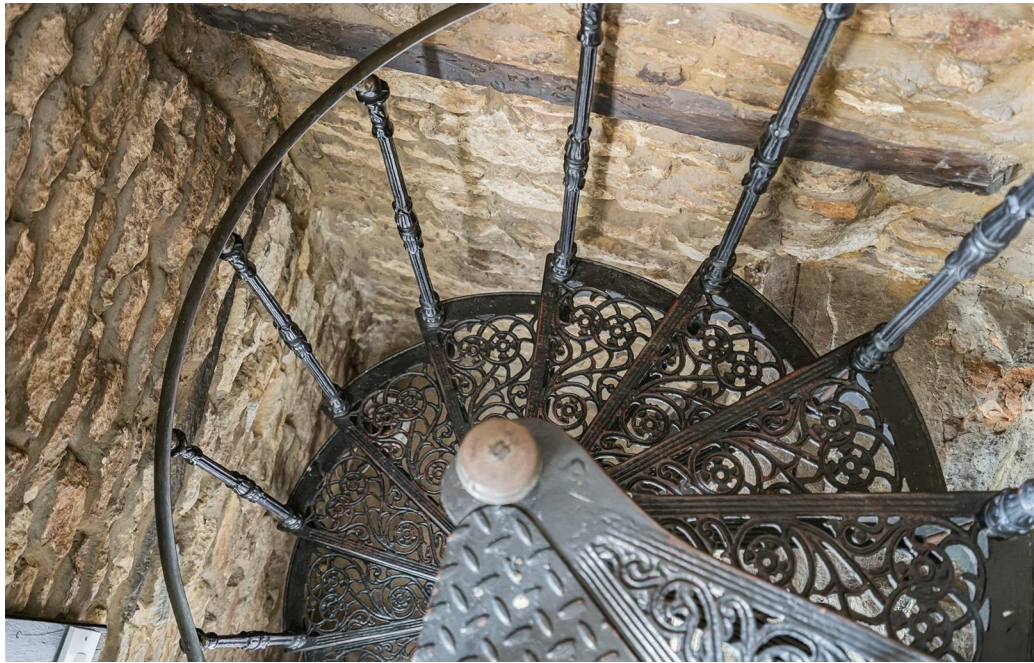
Outside - Enclosed Garden, Patio Area, Wood Store, Greenhouse, Well, Garage.

Services - Mains Drainage, Mains Water, Oil Fired Central Heating.

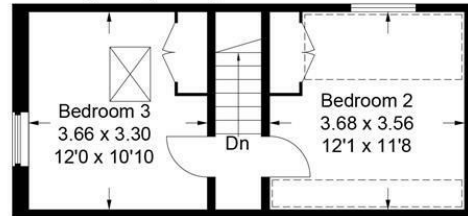
Agents Notes - Underfloor Heating.

Local Authority - Cherwell District Council. Band E

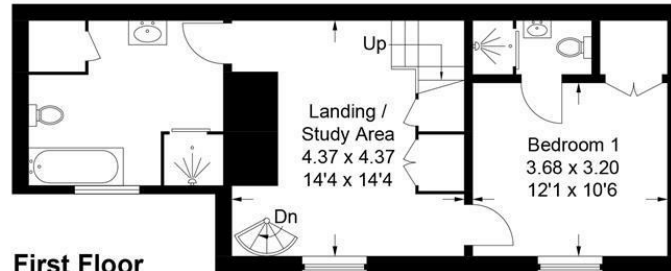




Approximate Gross Internal Area  
 Ground Floor = 67.6 sq m / 728 sq ft  
 First Floor = 46.5 sq m / 501 sq ft  
 Second Floor = 29.4 sq m / 316 sq ft  
 Garage = 15.1 sq m / 163 sq ft  
 Total = 158.6 sq m / 1,708 sq ft

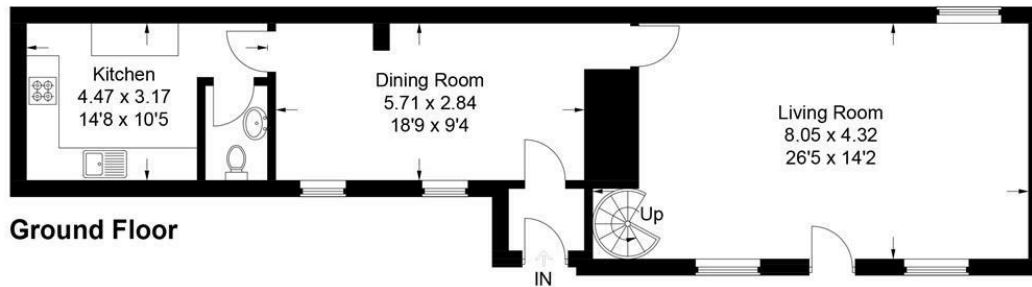


**Second Floor**

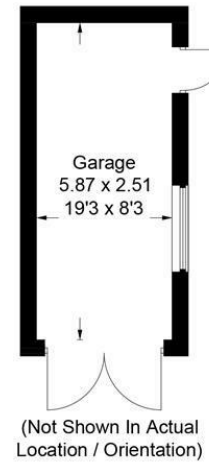


**First Floor**

= Reduced headroom below 1.5m / 5'0



**Ground Floor**



(Not Shown In Actual  
Location / Orientation)

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

