



A substantial detached family home with four double bedrooms, and three reception rooms, refurbished to a high specification, and immaculately presented in an exclusive development of just three properties enjoying the benefits of being located in a pretty village, yet accessible to amenities and commuter links.

A particularly light and spacious entrance hallway welcomes you into this well proportioned family home.

The kitchen has undergone a comprehensive refurbishment to provide a contemporary and practical working area, with plenty of floor and wall units and integrated Neff appliances, all complemented by bespoke granite worksurfaces, and tiled flooring.

The dining room is adjacent to the kitchen, enjoying views over the rear garden and an open plan feel it is a fantastic area for the family to dine both casually and formally with friends and family.

The sitting room is triple aspect with French doors leading to the garden, and a large feature fireplace with a woodburning stove for those long winter evenings.

A third reception room lends itself to be utilised as a study or a family room, making this beautifully presented home ideal for those who need flexible living space.

A practical utility room fitted with storage cupboards and space for appliances also has a door leading to the rear garden.

The cloakroom completes the ground floor accommodation.

On the first floor there are four generous double

bedrooms, and a well appointed bathroom. The master bedroom has the benefit on an en-suite shower too.

Outside to the front the property is accessed via a shared driveway that serves just three properties. There is a double garage with plenty of storage space, along with private driveway parking.

Gated side access leads to the rear garden, which has mature trees, raised flower beds, and an attractive water feature. With a south westerly aspect and a large patio area it is perfect for BBQs and al-fresco dining or just relaxing with a glass of wine on a long summer evening.

The timber framed summer house is another bonus it has power and heating, and has served as a home office for the current owners.

Poundon is a small village, Surrounded by open countryside the views are endless, and there are plenty of walks to enjoy.

The nearby villages of Twyford and Marsh Gibbon offer primary schools, shops, post office and numerous activities.

Bicester is the nearest town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly

markets, Sainsburys and Tesco's supermarkets, a cinema complex, and various leisure facilities.

For commuting Bicester North, and Bicester Village stations offer a great 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, the M25, Oxford and Birmingham.

Buckingham town centre also offers an extensive range of shopping and leisure facilities including Tesco and Waitrose supermarkets, more extensive shopping and facilities can be found in Milton Keynes and Oxford.

Along with primary schools in Twyford and Marsh Gibbon the area is well served for private education. Preparatory schools include:- Beachborough (Westbury), Winchester House (Brackley) and Swanbourne, with other private schools including Stowe School, Thornton College (girls), Bloxham School and Akeley Wood, which are both primary and secondary schools.





The Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Study, Dining Room/Family Room, Kitchen/Breakfast Room, Utility Room, Cloakroom.

First Floor - Master Bedroom With En-Suite Shower, Three Further Double Bedrooms Family Bathroom.

Outside - Front Garden, Gated Side Access, Double Garage, Driveway Parking, Enclosed Rear Garden, Patio Area, Water Feature, Summer House/Home Office, Wood Store.

Freehold Property, Brick Under Tiled Roof.

All Mains Services Connected Apart From Gas.

Oil Fired Central Heating To Radiators.

Water and Drainage - Anglian Water.

Broadband -Gigaclear Please Check Using The Ofcom Website -

<https://checker.ofcom.org.uk/>

Mobile Phone Coverage Please Check Using The Ofcom Website -

<https://checker.ofcom.org.uk/>

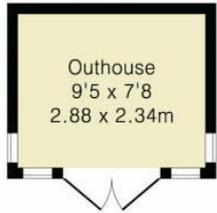
Local Authority - AVDC

Council Tax Band - F

EPC Rating - D







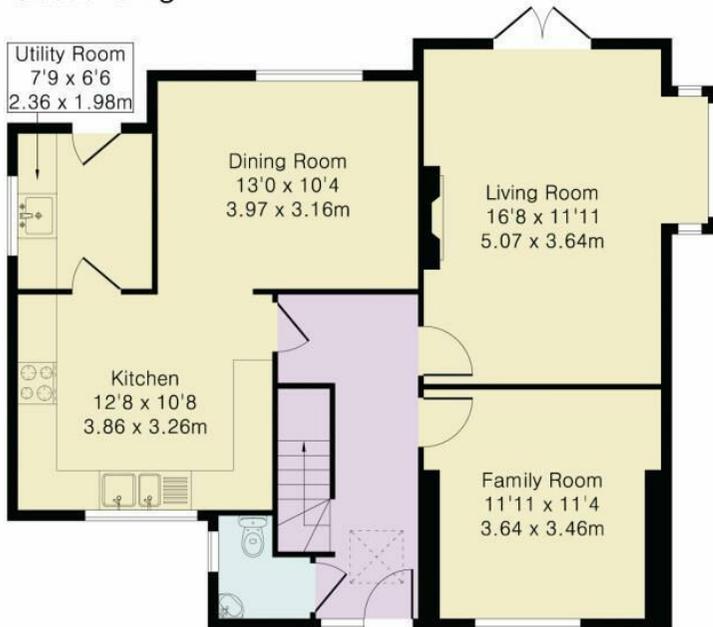
Outbuilding

Approximate Gross Internal Area 1632 sq ft - 152 sq m

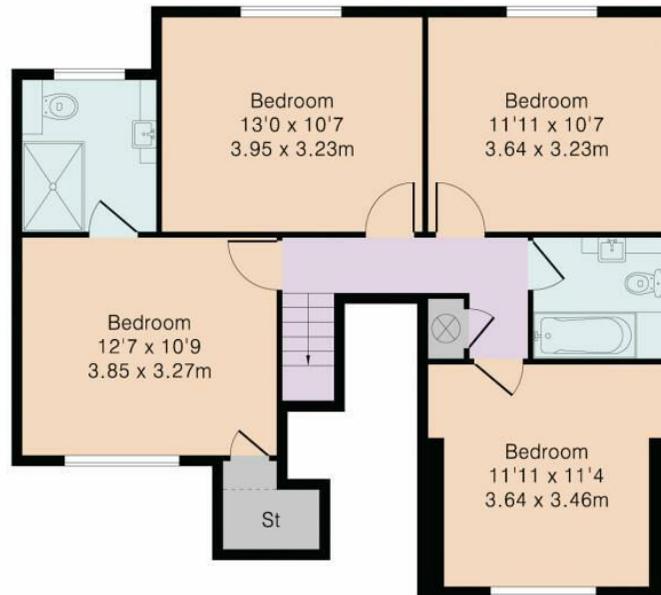
Ground Floor Area 825 sq ft – 77 sq m

First Floor Area 734 sq ft – 68 sq m

Outbuilding Area 73 sq ft – 7 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	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

