



A fantastic opportunity to purchase a rarely available stone-built former coach house in a secluded location, bursting with character features, and a pretty garden with easy access to commuter links.

Located on the edge of town and approached along a private driveway this fabulous stone-built period home has so much to offer.

Dating back to the 1870's The Coach House was converted from the original building to provide light and spacious accommodation arranged on two floors, whilst retaining many of the stunning features.

A completely secluded and gated courtyard garden to the front of the property leads to the attractive front door and sets the scene for what is to follow in this unique period home.

The kitchen/breakfast room has french doors that open to the courtyard garden, and a back door to the garden at the rear.

Fitted with a generous number of units and integrated appliances, along with plenty of space for a table and chairs it is ideal for preparing meals and casual dining.

Also leading off the hallway is a very pretty reception room, that lends itself to being used as a formal dining room, or snug, perfect for cosy winter evenings or enjoying a good book.

The principal reception room is 33'6 x 19'5 filled with natural light, a feature fireplace with a wood-burning stove, and boasting the original archways from its use as a coach house, this room is a fantastic space for entertaining with friends and family.

The garden room can be accessed both from the sitting room and a door to the side of the property. A later addition to the property it has a lovely feel, and the perfect place for quiet time.

A wet room and separate W.C complete the ground floor accommodation.

On the first floor, the master bedroom enjoys views over the courtyard garden and benefits from having a very generous en-suite bathroom.

There are three further bedrooms and a family bathroom on the first floor.

The landing on the first floor also has access to the original steps outside the building, which would have been to the hayloft above the coaches.

Outside the rear garden is a traditional English garden, with mature trees, shrubs, and numerous attractive plants along with a meandering path and plenty of places for seating, ideal for enjoying the tranquillity of this delightful setting.

To the rear of the property, there is driveway parking for two cars, a carport, and storage in the front part of the garage. The rear of the garage has been converted to provide a utility room and boot room, The oil-fired boiler is also housed in the utility room.

The property also comes with a classic Victorian greenhouse, perfect for the keen gardener, and a stone-built- workshop, that offers further potential as a home

office/hobby room, subject to planning.

Caversfield is a quiet village mentioned in the Domesday book and featuring a Saxon church which in part dates to the 10th Century. It is located just to the North of the thriving market town of Bicester and as such it enjoys an enviable balance between rural life and a wealth of local amenities, good schools, excellent transport links etc.

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 also has a fast service to London Marleybone.

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.

Located 12 miles from Oxford and 24 miles from Milton Keynes, Bicester is one of the fastest-growing areas in Oxfordshire.

The town is a historic market centre, but has shown major ambitions for growth through the development of the internationally recognised Bicester Village Shopping Centre, the town centre redevelopment, and the Bicester Eco-town.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Breakfast Room, Sitting Room, Family Room/Snug, Garden Room, Shower Room. Separate W.C

First Floor - Four Bedrooms, En-Suite To Master, Family Bathroom.

Outside - Gated Courtyard Garden To The Front, Rear garden Carport, Parking For Two Cars, Garage Converted To Storage and Utility Room.

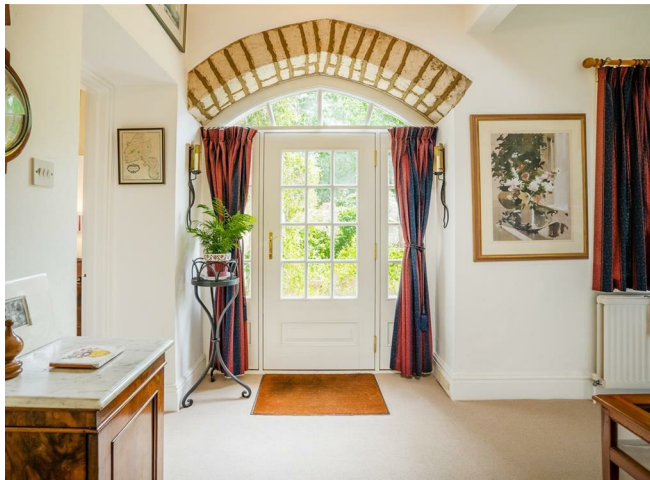
Additional Stone-Built Workshop (Formerly The Kennels) and A Victorian Greenhouse, Small Copse.

Local Authority - Cherwell District Council. Council Tax Band G

Services - Mains Electricity, Oil Fired Central Heating

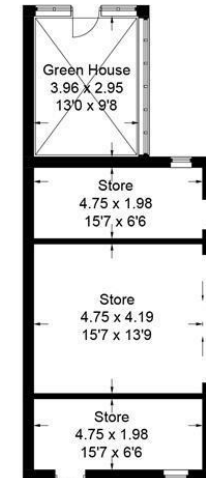
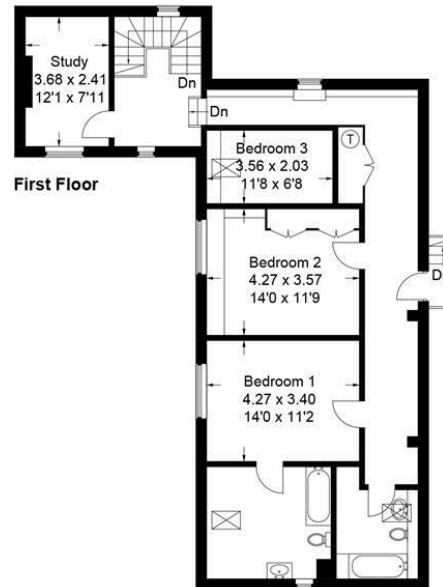
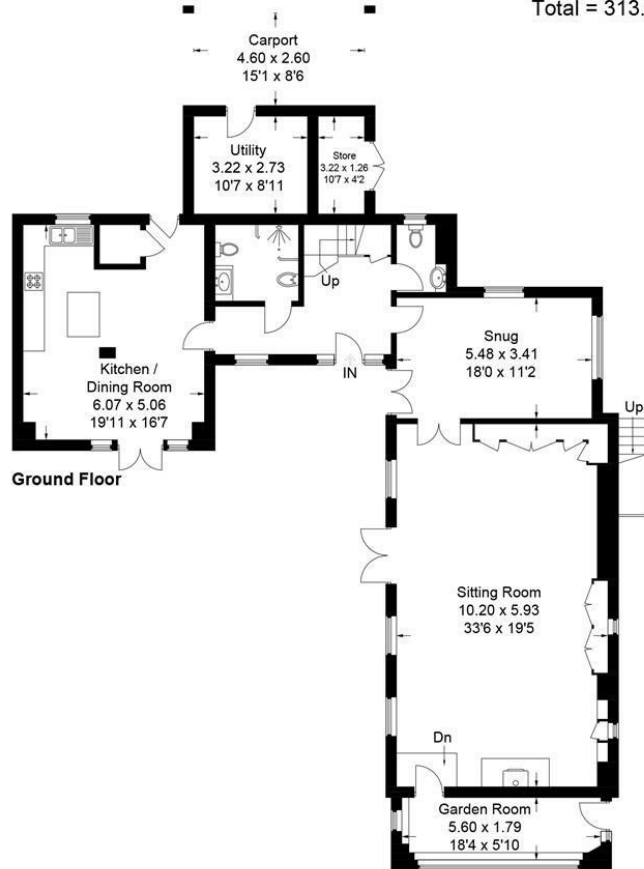
Services Maintained by Residents Management Company - Septic Tank, Water Borehole, And The Private Driveway

Agents Notes - The Property Comes Under The Grade II Listing Of Brashfield House And Brashfield Lodge, It Is Also One Of Just 5 Properties At The End Of A Private Drive.





Approximate Gross Internal Area
 Ground Floor = 156.0 sq m / 1,679 sq ft
 First Floor = 100.2 sq m / 1,078 sq ft
 Store = 3.8 sq m / 41 sq ft
 Outbuilding = 53.8 sq m / 579 sq ft
 Total = 313.8 sq m / 3,377 sq ft



Outbuilding
 (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) 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	

