



A stunning six-bedroom contemporary family home arranged over three floors, with a beautiful south-facing garden, and far-reaching views over open countryside, along with a large double garage which boasts a studio/guest bedroom above. Set in a rural village location within easy distance of major commuter links.

A fine example of a contemporary home completed to exacting standards with superior quality materials throughout, arranged over three floors enjoying far reaching views over open countryside.

There are numerous touches to ease everyday life, including a Grohe "boiling tap" in the kitchen, NIKO Home Control that gives dimmable lighting and heating control including the garage via your phone or tablet, and touchless flush toilets throughout.

Upon entering the property, you are welcomed into a large entrance hallway filled with natural light that sets the tone of what is to follow in this impressive family home. Your eyes are drawn immediately through the property to the garden and views beyond. Careful consideration has been given to the layout of this property to maximise on the views from every room.

The kitchen is by the German designer "Leicht" and the dining area/family room boasts underfloor heating.

There are a generous number of units, a large pantry cupboard, and a large island, all complemented by the solid Wenge wood worktops and Miele integrated appliances.

This stunning room also provides plenty of space for a large dining table/chairs, and family-sized sofas. French doors open out to the rear garden and patio, making for the perfect space to entertain family and friends.

The sitting room has double doors that lead both from the hallway and the family room creating an open plan feeling that works well for contemporary family living.

The study is generous in size and could easily be used as an additional family room/den for the teenagers in the house.

A useful utility room with storage, and a cloakroom completes the ground floor accommodation

The stairs to both the first and second floors are of solid oak and complement the superior quality doors and frames throughout the property.

The first floor has four bedrooms that benefit from the fabulous views both to the front and rear of the property. Two of which have en-suite shower rooms.

A fifth bedroom is a lovely room for a nursery or even a second study. The family bathroom benefits from luxury Corian worktops with moulded sinks, a shower and bath with Grohe furniture and touchless flushing toilets.

To the second floor the Master bedroom with it's walk in dressing room and en-suite shower room is a haven for adult living, also benefitting from the far reaching views over open countryside.

Outside, this property occupies a generous plot, the garden to the rear is laid to lawn with post and rail fencing and mature hedging, along with colourful shrubs and flower beds.

The large patio area is the perfect place to enjoy BBQs and long summer evenings.

The property is approached via a block paved driveway that offers an extensive amount of parking for vehicles. The double garage has electric doors and a courtesy door that leads to the studio, guest bedroom above, this room also has the benefit of a fitted shower room.

For commuting Bicester North offers a great service to London Marylebone in around 45 minutes and you can reach Birmingham

in 1 hour. Bicester Village Station also offers a service to Oxford and London Marylebone.

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

Buckingham town centre offers an extensive range of shopping and leisure facilities, including Tesco and Waitrose supermarkets. The area is well served for education, including being in the catchment for the Royal Latin Grammar School in Buckingham.

Nearby Bicester has a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, and a cinema complex. The Retail Parks have a Tesco supermarket, a Marks and Spencer Food Hall, along with a Boots, and several shops, a garden centre, and restaurants.

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.

Additional amenities include a leisure centre, with a gym and swimming pool in the town, along with a David Lloyd Club and Bicester Hotel and Golf nearby.

More extensive shopping can be found in Oxford, Aylesbury, and Milton Keynes.

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 - Kitchen/Diner/Family Room, Sitting Room, Study, Utility Room and Cloakroom.

First Floor - Two Double Bedrooms With En Suite Shower Rooms, Three Further Double Bedrooms and Family Bathroom.

Third Floor - Master Bedroom, Large Walk-in Wardrobe, En Suite Shower Room and Storage Area.

Outside - Large Rear Garden, Double Garage With Fitted Storage Units. Studio/Bedroom Above and Shower Room.

Driveway Parking for Numerous Vehicles.

Freehold Property

Brick-Built, Part Timber Clad, Tiled Roof

Services:

Mains Water - Anglian Water

Mains Drainage - Anglian Water

Mains Electric - OVO Energy

Broadband - Gigaclear - Please Check Ofcom For Coverage

Mobile Phone - Please Check Ofcom For Coverage

Heating - Air Source Heat Pump

Solar Panels On The Garage Roof

CAT5 Ethernet Cabling Throughout House and Garage For Distributed Gigaclear

Built-In Water Softener System

Local Authority - AVDC

Council Tax Band - G





Approximate Gross Internal Area 3926 sq ft - 365 sq m

Ground Floor Area 1215 sq ft – 113 sq m

First Floor Area 1128 sq ft – 105 sq m

Second Floor Area 849 sq ft – 79 sq m

Garage Ground Floor Area 443 sq ft – 41 sq m

Garage First Floor Area 291 sq ft – 27 sq m



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		80	86
	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			
(39-60) C			
(15-54) D			
(9-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



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