



No. 2
THE OLD SCHOOL

The Old School
2 Middleton Road

2, Middleton Road, Bucknell, OX27 7LX
Guide price £795,000

*** MOTIVATED VENDOR***OFFERS INVITED***A delightful stone-built four-bedroom property, formerly a schoolhouse, dating back to 1865, offering flexible accommodation arranged over two floors, with extensive driveway parking, electric double gates, along with a double bay carport and outbuildings in the heart of the Oxfordshire village of Bucknell.

A spacious entrance hallway leads to a light and spacious dual-aspect sitting room, which enjoys views over the garden, and boasts a wood-burning stove, making it ideal for family gatherings and cozy winter evenings alike.

The kitchen breakfast room with underfloor heating was extended and is now fitted with a generous number of units and integrated appliances. With two large windows overlooking the garden, which enjoys a south-facing aspect, the kitchen is a fabulous room for casual dining.

For those who enjoy more formal dining, the spacious dining room won't disappoint, with plenty of space for a large table and chairs, and two large windows, it would also lend itself to being utilised as a family room.

For those who work from home, there are plenty of options. A snug adjacent to the dining room, which currently offers a quiet space to enjoy a good book or to use as a tv room, would also make for a large study.

A useful utility room with plenty of storage is accessed via the kitchen, and A W.C completes the ground floor accommodation.

The first floor has four bedrooms and a family bathroom, which has both a bath and a separate shower.

The principal bedroom has an attractive vaulted ceiling, an en-suite bathroom with underfloor heating, and a walk-in wardrobe.

Outside, the delightful garden wraps around the property,

with the majority of the lawned area to the front. There is plenty of room for al-fresco dining and BBQ'S whilst making the most of the southerly aspect the garden enjoys.

Mainly laid to lawn, there are also plenty of mature trees and colourful shrubs.

A large workshop adjoining the house is perfect for those with hobbies; it would also make for an ideal gym or home office, along with scope to be incorporated into the ground-floor living accommodation in this fabulous village home, subject to planning consent.

In addition to the workshop, there is a storeroom adjoining the property, a large garden shed, and a double bay carport with an adjoining store.

There is extensive driveway parking with this property, and complete privacy with the electric double gates, combined with the outbuildings, it is perfect for those who have lots of vehicles or families with hobbies.

The vibrant village of Bucknell is approximately 4 miles North West of Bicester. Junction 10 of the M40 is a few minutes' drive away and offers commuter access to London, M25 and Birmingham. This gem of a village has a real community feel. The Trigger Pond restaurant and pub is a great attraction to the village.

For those with education in mind the nearby village of Fritwell has an excellent C of E primary school, also

offering nursery provision, with the towns of Bicester and Brackley offering further education.

Bicester is a historic market town, one of the fastest growing towns in Oxfordshire, favoured by the proximity of junction 9 of the M40 motorway linking London and Birmingham.

The historic shopping streets have a wide range of local and national shops together with cafes, pubs, restaurants, weekly markets and an occasional French market.

There are good rail links to Oxford, Birmingham and a London commute of under an hour. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. The Bicester Village Station also offers a service to Oxford Parkway and a further service to London Marylebone.

Within easy reach of the property are Bicester Village, with 170 luxury boutiques, the Blue Diamond Garden Centre , Tesco Supermarket, and the Retail Park with Marks and Spencer Food Hall, along with A David Lloyd Club.





Accommodation Comprises:

Ground Floor - Enclosed Entrance Porch, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Snug, W.C

First Floor - Principal Bedroom With a Walk-In Wardrobe and En-Suite Bathroom, Three Further Bedrooms, and A family Bathroom.

Outside - Electric Gated Access Leading To Gravelled Driveway Parking.

Outbuildings Include: Timber-Framed Double Bay Carport, Adjoining Store, Workshop/Gym Attached To The Property, With An Additional Storage Shed, Separate Garden Shed.

Freehold Property
Stone-Built, Tiled Roof.

Services:
Mains Water
Mains Drainage
Oil-Fired Central Heating
Broadband - Please Check Speed With Ofcom
Mobile Phone Coverage - Please Check With Ofcom

Local Authority - Cherwell District Council
Council Tax Band - F





**Approximate Gross Internal Area 2229 sq ft - 207 sq m
(Excluding Outbuilding)**

Ground Floor Area 1301 sq ft – 121 sq m

First Floor Area 928 sq ft – 86 sq m

Outbuilding Area 240 sq ft – 22 sq m



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	77	42

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		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



