



A stunning period property, stylishly refurbished throughout with an abundance of character features, offering flexible accommodation and a delightful south-facing garden in the desirable village of Marsh Gibbon.

A delightful Grade II listed stone-built property with three double bedrooms in the heart of the attractive village of Marsh Gibbon, which is a short drive from excellent commuter links.

The property is approached via a stone path which leads through the pretty front garden and is partly enclosed by a low stone wall. A pretty patio provides plenty of space for a small table and chairs, should you wish to enjoy the evening sun.

Leading off the entrance hallway to the left is an impressive light and airy kitchen/diner, which is finished to the highest of standards. The kitchen itself consists of a range of light grey floor and eye-level units, a larder cupboard and a central island which provides further storage, as well as a seating area for two bar stools. All complemented by practical and integral appliances.

With plenty of space for a table and chairs and enjoying views over the front garden, the dining area is the perfect place for both relaxing weekend lunches and entertaining.

The rear window in the kitchen is worthy of special mention. It has a bi-folding feature allowing it to completely fold back to one side making it fun for al-fresco dining and taking in the views over the pretty cottage garden.

Above the dining area is a large loft which has built in storage areas and can be accessed by a loft ladder.

The light and airy sitting room is everything you would hope for in a traditional period cottage with a stunning stone Inglenook fireplace, a large wood-burning stove, exposed beams, and pretty window seats to

the front and back of the room.

A door from the sitting room opens to the rear garden, onto the patio area, which helps create an inside-outside flow

A third bedroom located on the ground floor is perfect for guests or for a teenager wanting their own space. Furthermore, it could make a great study space or a snug.

There is also a loft space above the bedroom, which has been boarded out to provide extra storage space.

The third bedroom has easy access to a w/c as the utility room, which has shower facilities and a sink, along with space for a washing machine and a tumble dryer.

The two further bedrooms on the first floor have an abundance of character with features that include exposed stone walls, beams, window seats, built-in storage and high ceilings.

The bathroom will definitely be a talking point when visitors come to stay, with its roll-top bath, along with a rain shower from the high ceiling, part exposed stone wall and stunning feature wall tiles and vanity unit.

Opposite the bathroom is a separate w/c which has been tastefully styled using part wood panelling.

Outside, the rear garden is mainly laid to lawn with mature shrubs and flower beds. A large patio area and a pergola help to create the perfect area for al-fresco dining and BBQ's.

A stylish wooden porch area outside the rear kitchen door is perfect for housing your walking boots and wellies for all those countryside walks.

There is off-street parking for two vehicles, which is accessed via the shingle driveway to the left of the property.

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Being only 2 miles to the A41, the property is situated in the village of Marsh Gibbon and is convenient for recognised cultural, historical and academic facilities.

The village has many thriving organisations - the Village Hall with a diverse range of activities and social events, the active Church of England, United Reformed Church, an award-winning nursery and primary school.

Bicester is approximately 4 miles away and 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 offers services to Oxford and London Marylebone.

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

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's and Tesco supermarket and a cinema complex.

Bicester Village is a dream destination for designer shopping, with 170 luxury boutiques all on your doorstep and is a few minutes drive or a five-minute walk from the town centre.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Kitchen/Breakfast Room, Third Bedroom/Study, Utility Room/Shower and W.C, Rear Lobby/Porch.

First Floor - Two Double Bedrooms, Front Bedroom With Walk-in Wardrobe, Bathroom.

Outside - Front Garden, Rear Garden, Patio, Off-Street Parking.

Services - Mains Drainage, Mains Water, LPG Heating.

Local Authority - Aylesbury Vale District Council.

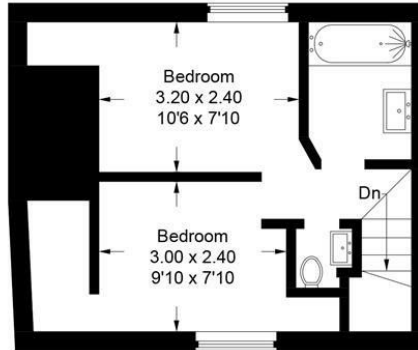
Freehold Property
Stone-Built Under Tiled Roof

Grade II Listed

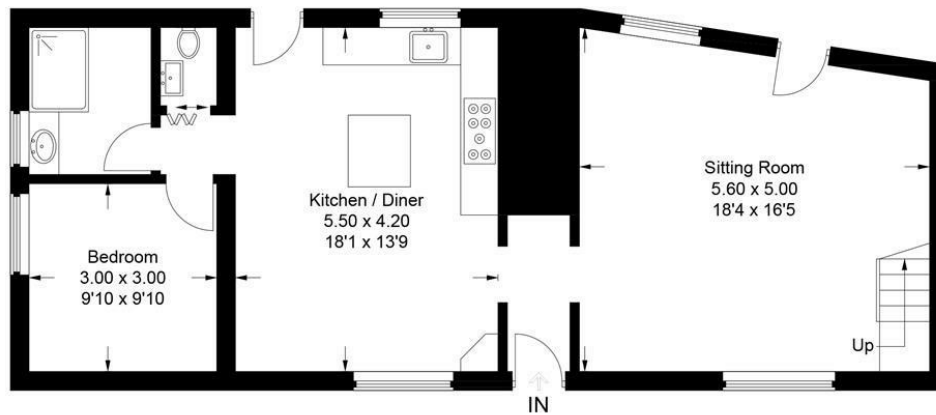




Approximate Gross Internal Area
102 sq m / 1,098 sq ft



First Floor



Ground Floor

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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