



Located in the peaceful hamlet of Charndon, this well-presented extended four-bedroom semi-detached home offers spacious and flexible accommodation over two floors, with a generous sitting room with bay window and wood-burning stove, stylish kitchen breakfast room with granite worktops and integrated appliances and French doors open onto a private rear garden. A utility room and cloakroom complete the downstairs. The first floor includes the master bedroom with fitted wardrobes and en suite shower room, with two further doubles (also with fitted storage) and a spacious single served by a modern family bathroom. Front bedrooms enjoy views over open farmland. The landscaped gardens and patio area ideal for outdoor entertaining. The front provides driveway parking, a garage, and gated side access.

Situated in a quiet hamlet in Oxfordshire this four bedroom family home has generous living accommodation arranged over two floors.

Leading off the entrance hallway the impressive sitting room is to the right hand side and has a lovely bay window to the front and a feature fireplace with wood burning stove,

The kitchen/breakfast room is fitted with a generous number of floor and eye level contemporary cream coloured units and integrated stainless steel appliances, complemented by granite worksurfaces.

The breakfast bar is perfect for casual dining, but there is also plenty of room for a large table and chairs, making ideal for more formal entertaining with friends and family.

French doors open out to the patio and help to fill the room with natural light.

A useful utility room is adjacent to the kitchen and a cloakroom off the hallway completes the ground floor accommodation.

To the first floor there are four bedrooms and a large family bathroom.

The master bedroom has both fitted wardrobes and an en-suite shower room. The second and third bedrooms are doubles and also have fitted wardrobes.

The fourth bedroom is a generous single.

The bedrooms to the front of the property enjoy views over neighbouring farmland.

Outside, the rear garden is enclosed by close board fencing, mainly laid to lawn with shrubs and trees there is plenty of room to enjoy al-fresco dining and BBQ's.

To the front there is driveway parking and a garage. Gated access leads to the rear garden.

Charndon is a quiet hamlet with a community centre, football pitch and modern playground.

The village is surrounded by open countryside and within walking distance of Grebe Lake where there is an abundance of bird life and a sailing club (for the more adventurous).

Bicester is approximately 7 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 provides further routes to Oxford London Paddington.

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.

Buckingham is approximately 7 miles away and offers an extensive range of shopping and leisure facilities including Tesco and Waitrose supermarkets.

The area is well served for education. For educational needs there are primary schools in Marsh Gibbon and Twyford. Secondary schools can be found in Bicester and Buckingham, such as The Royal Latin.





Accommodation Comprises:

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

First Floor - Master Bedroom With Fitted Wardrobes and En-Suite Shower Room, Three Further Bedrooms and a Family Bathroom.

Agents Notes - Underfloor Heating On Ground Floor.

Outside - Garage, Driveway Parking.

Rear Garden Laid To Lawn, Patio Area.

Services - Mains Electricity, Mains Drainage and Mains Water.

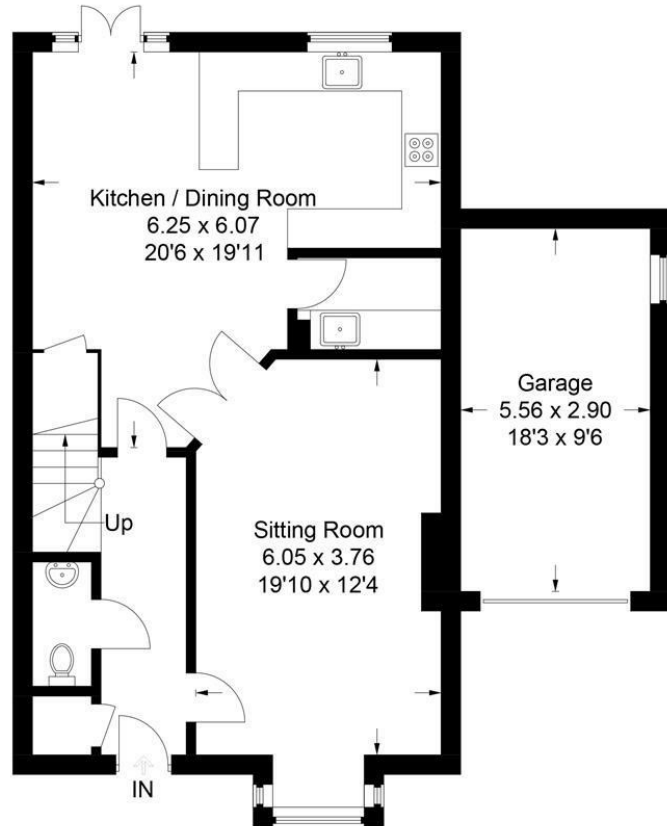
Oil Fired Central Heating.

Local Authority - Aylesbury Vale District Council.

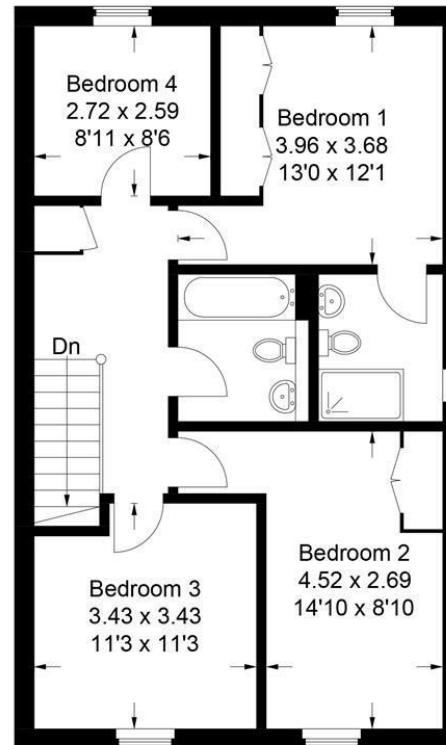




Approximate Gross Internal Area
 Ground Floor = 68.6 sq m / 738 sq ft
 First Floor = 67.2 sq m / 723 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 151.9 sq m / 1634 sq ft



Ground Floor



First 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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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		
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