



A fantastic opportunity to purchase a substantial five-bedroom detached property with exceptionally flexible accommodation, boasting a principal bedroom suite with a balcony overlooking the delightful rear garden, a large double garage, and generous driveway parking situated on a fabulous plot in the popular Oxfordshire village of Stratton Audley.

A light and spacious entrance hallway leads to the kitchen/breakfast room, which is to the front of the property and enjoys large windows overlooking the lawn

Fitted with a generous number of contemporary floor and eye-level units, integrated appliances, a larder, and space for an American fridge freezer, all complemented by granite work surfaces and tiled flooring, it is perfect for preparing family meals and entertaining.

The dining area, with its bespoke timber-framed bench and table, is ideal for casual dining and weekend brunches.

The living room is easily accessed from the dining area, making for the perfect setting for large gatherings that can also spill onto the patio for summer entertaining.

With two large skylight windows, full-height windows, and patio doors to the garden, the living room is a fantastic feature of this spacious family home.

An inner hallway provides access to the dining room, which is filled with natural light from both the full-height window to the front and patio doors to the side. Whilst it makes for a lovely setting for formal dining, it would also lend itself to being utilised as a family room or a games room.

The three double bedrooms on the ground floor are serviced by two separate bathrooms, one with a shower, the second with a bath.

The first floor has two bedrooms. The principal bedroom is a luxurious space for adult living. An outstanding feature has to be the balcony, which has plenty of space for a table and chairs, so you can enjoy morning coffee or an evening glass of wine whilst overlooking the garden and open views beyond.

A supersized en-suite and dressing room, along with a private lounge for relaxing, which has been utilised as a gym and home office by the current sellers, completes the principal bedroom suite.

Outside, there is plenty of driveway parking to the front, along with an oversized double garage, which has electric doors, power, and a washbasin.

The garden to the front is laid to lawn with steps leading to the side gate and the rear garden.

The property sits handsomely within its plot with areas of lawn both to the side and rear. Traditional stone walls and mature trees provide complete seclusion, and an ornamental pond along with raised flower beds are also attractive features.

The garden is made for summer entertaining, with a heated swimming pool, large patio, summerhouse, and a purpose-built bar, barbecues and summer parties. It will be the envy of your friends and family.

Stratton Audley is a small village highly regarded within the area.

The village has a broad and varied social life centred around the Red Lion public house and the Norman Church.

The village is about 2.5 miles north-east of Bicester and about a quarter of a mile south of the A4421 Bicester to Buckingham road.

Bicester Village Station offers a service to Oxford and provides a further route to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, 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 supermarket, and a cinema complex.

More recent additions are the Tesco supermarket, Marks and Spencer Food Hall, with further shops planned in the new retail park.

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.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Breakfast Room, and Pantry, Living Room, Dining Room, Inner Hallway, Three Double Bedrooms, Bathroom, Utility Room, Shower Room.

First Floor - Principal Bedroom Suite With A Balcony, A Dressing Room, En-Suite With Bath, Twin Basins, and Separate Shower, Along With Personal Gym/Home Office/ Relaxing Lounge Area, Fifth Bedroom.

Outside - Large Double Garage With A Washbasin and Electric Doors, Driveway Parking For Several Vehicles, Front Lawn, Gated Side Access To A Private Rear Garden, With An Extensive Patio Area, Entertainment Bar, Summer House, Greenhouse and Feature Pond.

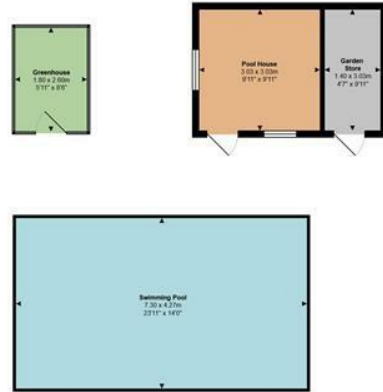
Freehold Property
Standard Construction

Services:
Mains Water - Thames Water
Mains Drainage - Thames
Oil-Fired Central Heating
Mains Electric - Octopus Energy
Solar Panels Installed In 2022
Broadband - EE Check Speed With Ofcom
Mobile Phone Coverage - EE Check Coverage With Ofcom

Local Authority - Cherwell District Council
Council Tax Band - G








Total Area: 266.0 m² ... 2863 ft² (excluding swimming pool, greenhouse, garden store, pool house, balcony)
David Harwood EPCs

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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		70	72
		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	