



An impressive stone-built property, offering light and spacious accommodation arranged over three floors, enjoying views over neighbouring farmland in the Oxfordshire village of Blackthorn, which is close to excellent commuter links.

This substantial link-detached family home was completed in 2006 and finished to a high specification throughout.

The property is approached via a pair of five bar gates leading to an expansive driveway that serves just two properties.

A pretty front lawn with shrubs borders the path leading up to the property.

Upon entering the property you are immediately welcomed into a spacious hallway that is flooded with natural light and sets the tone for what is to follow in this attractive four-bedroom family home.

The kitchen/breakfast room has vaulted ceilings, exposed beams, and french doors leading to the patio.

Fitted with a generous number of units and integrated appliances complemented by granite work surfaces, along with plenty of space for a large table and chairs the kitchen is perfect for casual dining with friends and family.

The living room boasts a wood-burning stove, wooden flooring and enjoys views over the private rear garden and farmland beyond.

With double arch leading to the dining room at the front of the property, it makes for the ideal space to entertain and host large family gatherings.

In addition to the spacious living room, there is a family room, that offers the potential to be utilised as a study or

ground floor bedroom if required.

A utility room, with access to the garden and a separate W.C completes the ground floor accommodation.

The first-floor landing provides access to three double bedrooms, the largest of which has an en-suite shower room, a family bathroom, and stairs to the second floor.

The bedroom to the front enjoys far-reaching views over the neighbouring farmland and the bedrooms to the rear enjoy fabulous views over the rear garden and open farmland beyond.

The second floor has a large double bedroom and shower room.

Outside, the property has a delightful rear garden, enclosed by an attractive stone wall on one side and fencing, along with mature hedging to the right-hand side and rear.

Mainly laid to lawn with a large patio area there is plenty of space for both the keen gardener to grow vegetables along with room to enjoy BBQ's and al-fresco dining whilst watching the evening sunset.

An archway between the properties provides access from the driveway to the rear garden.

To the front of the property, there is plenty of driveway parking and a stone-built triple garage.

The village of Blackthorn is situated close to the Oxfordshire/Buckinghamshire borders and offers an impressive selection of properties, many of which are period houses, barn conversions, and cottages.

The village social committee organises various events at the village hall throughout the year including Quiz nights, summer BBQ, Christmas Carols, and other ad-hoc fun-gatherings for the community.

Blackthorn is approximately 3 miles from Bicester and the designer retail outlet at Bicester Village. Aylesbury, Thame, and Oxford are also within easy reach for a comprehensive range of shopping, recreational and cultural facilities.

By road, the property is convenient for the M40, A41, A43 (leading to the M1) and A34.

Bicester 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 has been upgraded and also offers a service to London Marylebone.





Accommodation Comprises:

Ground Floor - Large Entrance Hallway, Living Room, Dining Room, Family Room/Study, Kitchen/Breakfast Room, Utility Room, W.C

First Floor - Three Double Bedrooms, One With En-Suite Shower Room, Family Bathroom.

Second Floor - Double Bedroom With En-Suite Shower Room.

Outside - Triple Garage, Driveway Parking, Front Lawn, Enclosed Rear Garden, Patio.

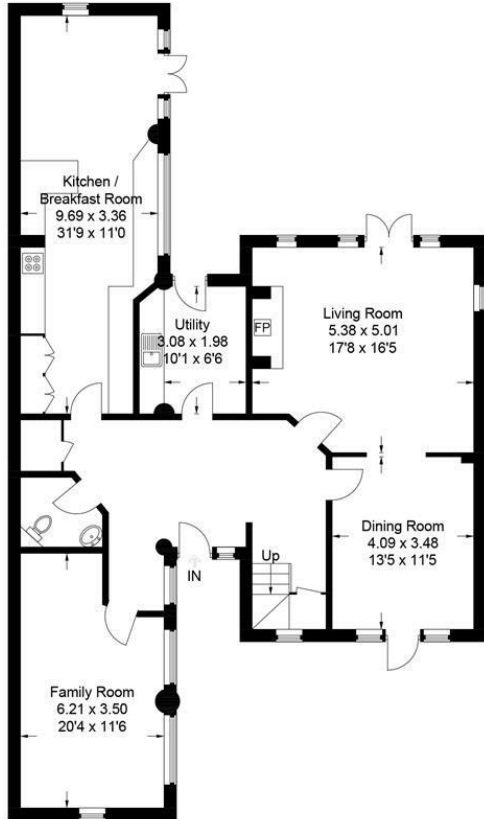
Services - Oil Fired Central Heating, Mains Water, Mains Drainage.

Local Authority - Cherwell District Council. Tax Band G

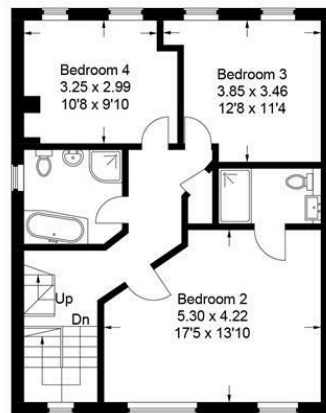




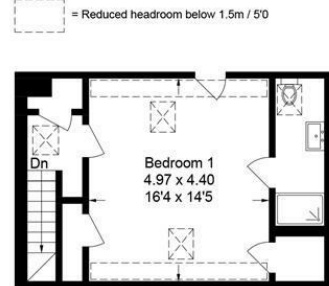
Approximate Gross Internal Area
 Ground Floor = 131.1 sq m / 1,411 sq ft
 First Floor = 67.4 sq m / 725 sq ft
 Second Floor = 35.9 sq m / 386 sq ft
 Garage = 51.4 sq m / 553 sq ft
 Total = 285.8 sq m / 3,075 sq ft



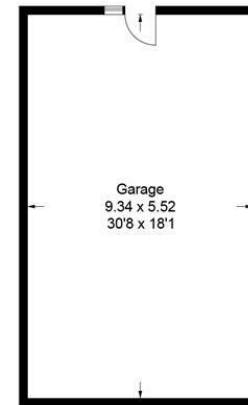
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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