





A fantastic opportunity to purchase an individual property with flexible accommodation, a double garage, and an in-and-out driveway occupying an envious edge of village plot with views over open farmland, whilst still being close to excellent commuter links.

Approached over a gravel driveway with ample space for several vehicles, Cheveley is a well-presented family home arranged over two floors.

A light and spacious entrance hallway welcomes you, and leads through to the kitchen/breakfast room, which has been refitted with a generous number of contemporary floor and eye-level units, an island, integrated appliances, complemented by Corian worksurfaces, and space for a large American-style fridge/freezer.

The dining area has plenty of room for a large table and chairs, with views over the delightful rear garden, it makes for the perfect setting for casual dining and relaxing with friends and family.

The living room is triple aspect, and benefits from having a contemporary fireplace with a wood-burning stove, ideal for cosy winter evenings.

An attractive garden room, accessed from the living room, lends itself to enjoying long summer evenings. With a vaulted ceiling and French doors to the garden, it's filled with natural light, and makes it a fabulous addition to this delightful village home.

The formal dining room is to the front of the property, it also makes for an ideal family room or playroom.

The study also sits at the front of the property, offering the perfect place for those who work from home.

A utility room and separate w.c complete the ground floor

accommodation.

On the first floor, there are five bedrooms; the principal bedroom has an en-suite bathroom, and the second bedroom has an en-suite shower room.

It is worth noting that the three single bedrooms have some restricted head height; they would make for lovely children's rooms, a home office or a luxurious dressing room.

The gardens are predominantly laid to lawn, with mature shrub, and floral beds. The rear garden enjoys a southerly aspect, and the large patio offers plenty of space for al-fresco dining, BBQ's and summer entertaining.

The property sits so well within its plot that there is even space for a vegetable garden and a secluded spot for a hot tub.

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, and the well-regarded Bicester Motion.









### Accommodation Comprises:

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

First Floor - Principal Bedroom With En-Suite Shower, Second Bedroom With En-Suite Bathroom, Three Further Bedrooms, Family Bathroom.

Outside - In and Out Driveway, Extensive Driveway Parking, Front Garden, Gated Access To Rear Garden, Patio, Hot Tub ( By Separate Negotiation ), Storage Shed.

Double Garage, EV Charging Point.

Freehold Property

Standard Construction

Electric - Octopus Energy

Mains Water and Drainage - Thames Water

Broadband - Plusnet - Please Check With Ofcom

Mobile Phone Coverage - Please Check With Ofcom

Oil-Fired Central Heating

Local Authority - Cherwell District Council

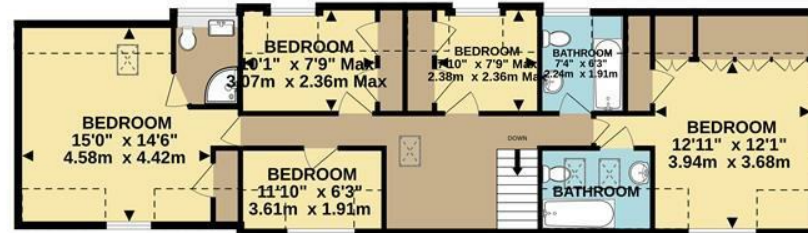
Council Tax Band - E







GROUND FLOOR  
1492 sq.ft. (138.6 sq.m.) approx.



CHEVELEY ARDLEY ROAD, BUCKNELL, BICESTER, OXON. OX27 7LU

TOTAL FLOOR AREA: 2450 sq.ft. (227.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



