



Stratford House, Church Lane, Wendlebury, OX25 2PN

£775,000

A four-bedroom detached property with generous driveway parking, and a south-facing landscaped garden, extended and refurbished to provide flexible accommodation arranged over two floors, offering an open plan kitchen/dining/family room, which is perfect for everyday easy living.

The entrance porch and hallway provide access to the stairs leading to the first floor, and the impressive kitchen/dining/family room.

The kitchen is filled with natural light from two large skylight windows. Fitted with a generous number of contemporary units, including a central island with a wine cooler, and integrated appliances, there is plenty of space for preparing family meals.

In addition to the central island, which is ideal for enjoying a coffee or a glass of wine with friends, there is plenty of space for sofas, making for a lovely family room.

A useful utility room with a door to the side is accessed from the kitchen too.

The sitting room and dining room offer huge flexibility for large gatherings and entertaining. With two sets of French doors leading to the garden, it also allows you to spill out onto the garden during the summer months.

A home office, boot room, and a second study/hobby room, along with a cloakroom off the hallway, complete the ground-floor accommodation.

The first floor has a principal bedroom with an en-suite bathroom, along with a dressing room, three

further double bedrooms, and a separate shower room.

Outside the property has driveway parking for several vehicles to the front, which leads to gated access on both sides of the property.

The garden to the rear enjoys a southerly aspect. With a generous patio for al-fresco dining and raised flower beds providing the backdrop, it's a lovely space to enjoy long summer evenings.

For those who need storage or workshop space, there is a large outbuilding to the rear of the garden.

The popular village of Wendlebury is approximately 2 miles from Bicester.

There is a village hall where there are regular events for people of all ages, a village pub "The Lion" which has been fully renovated and a 13th-century church.

For those who enjoy walking, there are various footpaths where you can explore the surrounding countryside.

For commuting, nearby Bicester has two stations. Bicester North offers great commuter service to

London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village train station offers service to Oxford Parkway and to Nearby London Marylebone.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34.

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

Bicester town has a number of traditional high street shops, restaurants, a cinema, and a Sainsbury's supermarket, in addition there is a Tesco supermarket and Marks and Spencer Foodhall on the edge of the town.

Nearby Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minute's walk from the town centre.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Family/Dining Area, Sitting Room, Utility Room, Office, Boot Room, Study/Hobby Room.

First Floor - Principal Bedroom With En-Suite, and Dressing Room, Three Further Double Bedrooms, Separate Shower Room.

Outside - Driveway Parking For Several Vehicles, Gated Side Access To The Rear Garden on Both Sides Of the Property. Landscaped Rear Garden With A generous Patio Area. Access To Large Storage Shed/Workshop.

Freehold Property
Standard Construction

Services:

Mains Drainage

Mains Water

Oil Fired Central Heating

Local Authority - Cherwell District Council

Council Tax Band - F

Mobile Phone Coverage - Check With Ofcom

Broadband Coverage - Check With Ofcom

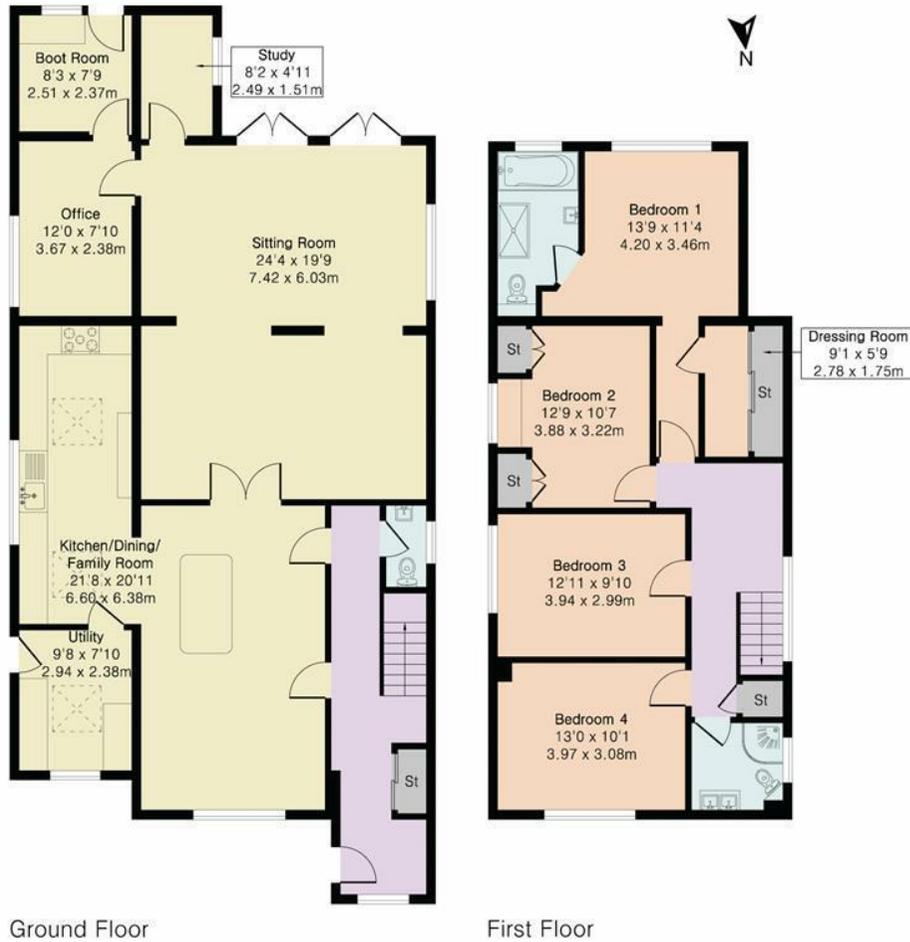




Approximate Gross Internal Area 2282 sq ft - 212 sq m

Ground Floor Area 1423 sq ft – 132 sq m

First Floor Area 859 sq ft – 80 sq m



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		66	70
(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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



