



The Granary, Whitelands Farm, Bicester, OX26 1AX
Guide price £625,000

A beautifully presented three bedroom, three bathroom barn conversion on an exclusive development of just twelve properties, offering open plan accommodation that works exceptionally well for contemporary living. Located close to excellent commuter links by road and rail to London, Birmingham and Oxford.

The Granary is a stunning family home converted in 2014 from one of the original farm buildings on Whitelands Farm that now offers modern living space whilst retaining many of the original character features.

Presented to an exceptionally high standard throughout, the property benefits from exposed beams, underfloor heating, high ceilings, bathrooms by Porcelanosa, Neff appliances in the kitchen and engineered oak flooring.

Situated within a small development between Bicester and Chesterton this is the perfect "lifestyle" home with access to not only the new sports facilities on the edge of Whiteland Way, but also the excellent commuter links and local amenities that Bicester and Oxford have to offer.

The property has a large kitchen/dining room that is fitted with a good number of floor and eye level units, Neff appliances and a very practical central island, where there is plenty of room to chat with friends over a coffee or glass of wine or sit five for dinner.

The open plan layout lends itself well for entertaining. There is room for a large table and chairs in the dining area that opens through to the

sitting room, which has a cosy feel with focus around the woodburner.

There is a useful office for those that work from home. A W.C completes the ground floor accommodation.

On the first floor there are three bedrooms, two of which benefit from having en-suites. Exposed beams and high ceilings make the rooms feel light and spacious. In addition there is a family bathroom.

Outside the property the rear garden is mainly laid to lawn enclosed by a stone wall. It has a large patio with established shrubbery which is ideal for al-fresco dining and BBQ's with friends and family.

A large purpose built outbuilding provides useful storage with light and power.

To the front there are allocated three parking spaces and the development has additional parking for visitors.

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 provides further routes to Oxford and London

Marylebone; both are in walking distance. 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.

Bicester is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, Sainsbury's & Tesco's supermarkets and a cinema complex. There is also a Leisure Centre, comprising a swimming pool and ten pin bowling.

Bicester Avenue, just a short drive from the town centre, is very popular. It consists of Wyevale Garden Centre and a retail park comprising shops including Laura Ashley and Lakeland. Bicester Village is a world famous dream destination for designer shopping with 130 luxury boutiques.





Accommodation Comprises:

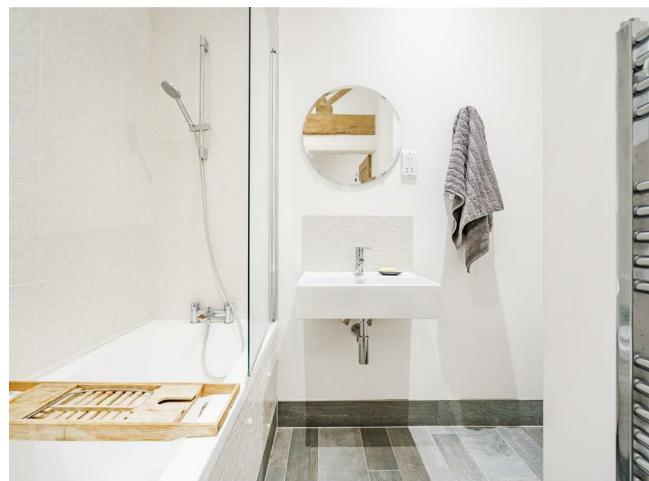
Ground Floor - Entrance Hallway, Sitting Room, Kitchen/Breakfast Room, Study, W.C

First Floor - Three Bedrooms. Two With En-Suite, Family Bathroom.

Outside - Walled Rear Garden, Patio Area, Bin Stores, Gated Side Access, Rendered Outbuilding.

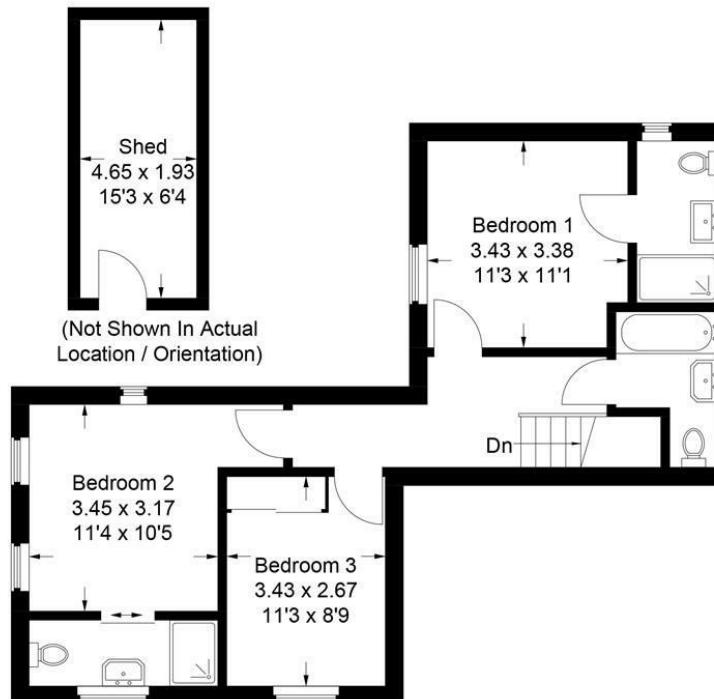
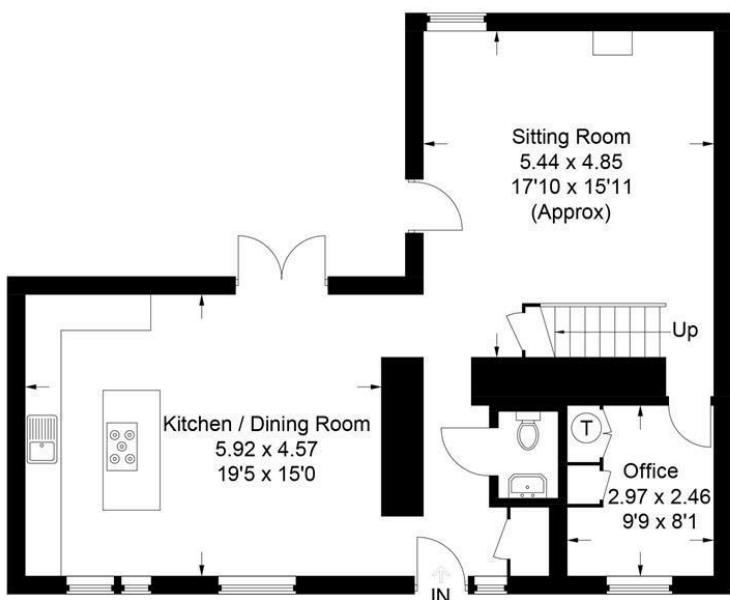
Allocated Parking To The Front, Visitor Parking.

Gas Central Heating, Under Floor Heating, Mains Drainage.





Approximate Gross Internal Area
 Ground Floor = 75.9 sq m / 817 sq ft
 First Floor = 55.1 sq m / 593 sq ft
 Shed = 9.1 sq m / 98 sq ft
 Total = 140.1 sq m / 1508 sq ft



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	100	
(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			
(81-91)	A	72	
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
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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