





An impressive three bedroom period home, arranged over four floors, with an attractive courtyard garden and parking, a short walk to the heart of Bicester town centre and both train stations.

Upon entering, you are greeted by the warmth and charm of this well loved character property and your eye is drawn to the grand staircase dominating the divide between both the kitchen/breakfast room and sitting/dining room.

With an abundance of natural light, high ceilings and rustic wooden flooring throughout, this property reflects its architectural age

Leading off the entrance, to the right is a bright and airy semi circular kitchen offering floor to eye level units, room for a table and chairs and a pretty view onto the courtyard.

To the left is a spacious sitting/dining room with a large feature window, space for a family size dining table and chairs, log burning fire and radiator heating. A great space to entertain or enjoy evenings in.

Tucked beneath the stairs is a concertina folding door allowing access to a large and spacious fully tanked cellar with windows, which offers the potential to be used as a games room, home office or teenagers den.

To the opposite side is a small food store/cloakroom which completes the ground floor.

Leading up the staircase to the first floor, are two double bedrooms and a family bathroom.

Bedroom one allows for ample free standing storage and a seating area, bedroom two allows space for a student work desk and the family bathroom with large window can accommodate the option for a separate shower.

The top floor has a further double bedroom that provides a large spacious sleeping/living space and additional store room

The courtyard garden to the front of the property is well established with sweeping wisteria, mature planting and space for garden furniture to enjoy the coming summer days.

There is residential street parking belonging to the property also at the front.

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 recently completed 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 Hall, Kitchen/Breakfast Room,  
Sitting/Dining Room, Cellar Access

First Floor: Two Double Bedrooms & Family Bathroom

Second Floor: Double Bedroom & Store Room

Outside: Courtyard Garden To The Front, Residential Parking

Mains Drainage & Water, Gas Radiator Heating, Broadband

Local Authority - Cherwell District Council, Council Tax Band C

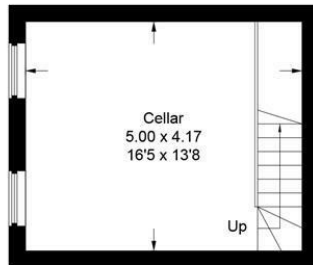








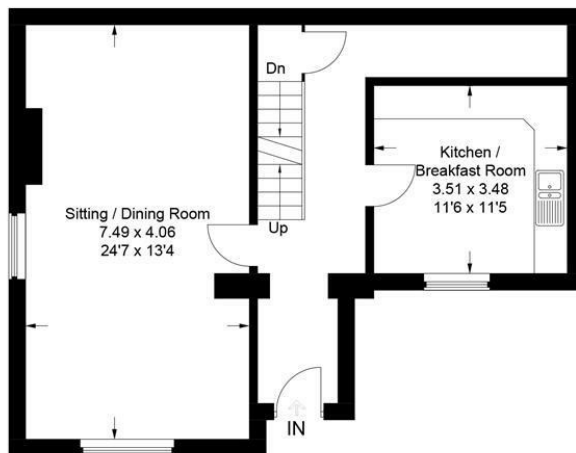
Approximate Gross Internal Area  
 Cellar = 20.7 sq m / 223 sq ft  
 Ground Floor = 60.1 sq m / 647 sq ft  
 First Floor = 46.7 sq m / 503 sq ft  
 Second Floor = 28.6 sq m / 308 sq ft  
 Total = 156.1 sq m / 1,681 sq ft



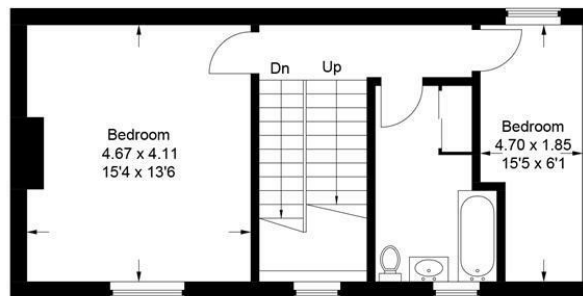
**Cellar**



**Second Floor**



**Ground Floor**



**First Floor**

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			
(61-91) 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	

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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