



QUADRANT  
VILLAGE HOMES

9, Coppice Way, Launton, OX26 5AQ  
Offers in excess of £345,000

A well-presented two double bedroom semi-detached home in the sought-after village of Launton. Set on a quiet no-through road with driveway parking for three cars and a generous rear garden. Spacious open-plan living with modern kitchen, two bathrooms, and excellent storage throughout. Close to Bicester's rail, road and shopping links, with village amenities just a short walk away.

Situated on the sought-after Coppice Way within a desirable modern development in the popular village of Launton, this well-presented two double bedroom semi-detached home offers stylish living, a generous garden, and excellent parking facilities.

Tucked away on a quiet no-through road, the property benefits from a private driveway with ample space for up to three vehicles – a rare and attractive feature.

On the ground floor, the welcoming entrance hall leads to a bright and spacious open-plan kitchen and sitting room, measuring over 27 feet in length. This sociable space is perfect for modern living, with plenty of natural light and direct access to the garden. A convenient ground-floor cloakroom and under-stairs storage complete the layout.

Upstairs, the property provides two generous double bedrooms. The main bedroom enjoys dual windows that create a light and airy atmosphere, while the second bedroom is also well-proportioned and versatile. A contemporary family bathroom serves the first floor.

Externally, the property boasts a good-sized, enclosed rear garden – ideal for entertaining, gardening, or family life. The combination of outside space and plentiful driveway parking makes this

home both practical and appealing.

#### Location

The property is ideally located within easy reach of Bicester, just 2 miles away, which offers two mainline train stations (Bicester North and Bicester Village) providing direct services to London Marylebone and Oxford. The town also boasts excellent road connections via the M40 and A34, as well as a wealth of shopping, dining, and leisure facilities, including the world-famous Bicester Village Designer Outlet.

Launton itself is a highly regarded village with a strong community spirit. It offers a range of amenities including a well-regarded primary school, village shop, two welcoming public houses, and a church. The surrounding countryside provides lovely walks and a tranquil setting, all while remaining well-connected to larger centres.

In summary, this attractive two-bedroom semi-detached house combines the best of village living with excellent access to transport links and amenities. With a spacious interior, ample parking, and a good-sized garden, it represents an ideal opportunity for first-time buyers, downsizers, or those seeking a smart investment.





Ground Floor

Entrance Hall with stairs to first floor

Cloakroom with WC and hand basin

Spacious open-plan Kitchen / Sitting Room (27'4" x 13'3" / 8.34m x 4.04m) with garden access

Understairs Storage Cupboard

First Floor

Landing with access to loft and storage cupboard

Bedroom One (13'10" x 11'3" / 4.21m x 3.43m) with built-in storage

Bedroom Two (13'10" x 9'11" / 4.21m x 3.01m) with rear aspect

Family Bathroom fitted with bath, WC and basin

Additional storage cupboard

Outside

Driveway parking for up to three vehicles

Enclosed good-sized rear garden

Freehold property with an estate management charge for park and grounds maintenance of approx £400 per year.





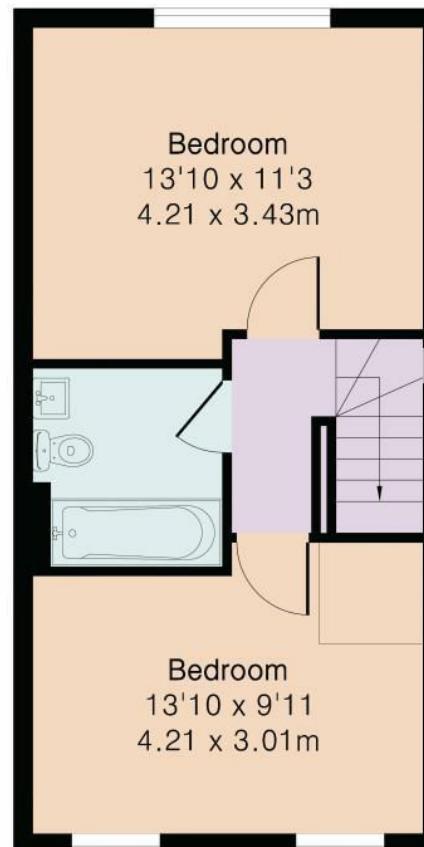
**Approximate Gross Internal Area 726 sq ft - 68 sq m**

Ground Floor Area 363 sq ft – 34 sq m

First Floor Area 363 sq ft – 34 sq m



Ground Floor



First Floor

