



Quadrant Estate Agents

£895,000



Tenaya, Bicester Road

Launton, OX26 5DP

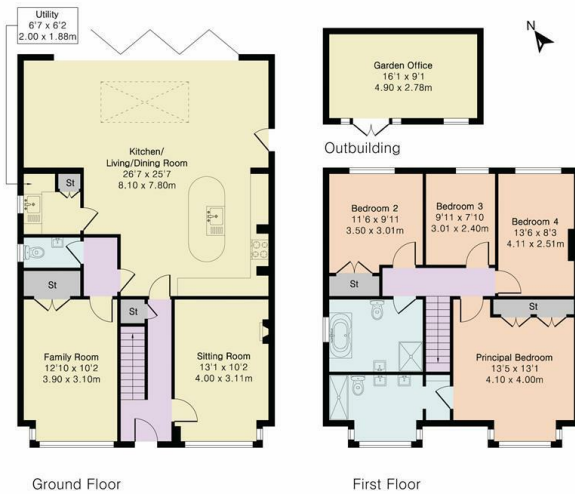
An immaculately presented four-bedroom detached family home, extended and refurbished to the highest of standards, providing flexible accommodation to suit 21st family living in the heart of the popular Oxfordshire village of Launton, which is close to excellent commuter links to London and Oxford.



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**Approximate Gross Internal Area 1738 sq ft - 162 sq m
(Excluding Outbuilding)**

Ground Floor Area 1017 sq ft – 95 sq m
First Floor Area 721 sq ft – 67 sq m
Outbuilding Area 147 sq ft – 14 sq m



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.



ACCOMMODATION

- Detached
- Immaculately Presented
- Large Rear Extension
- Fabulous Kitchen/Dining/Family Room
- Luxurious En-Suite Shower Room To Master Bedroom
- Four Bedrooms
- Timber Framed Garden Office
- Character Features
- Village Location
- Well Appointed Family Bathroom With Shower and Bath



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.