





The hallway is a spacious, light, and welcoming area leading you through to the study, the sitting room to your left, the dining room, and the kitchen.

The two well-appointed reception rooms provide ample room for relaxation and entertaining, while the study offers a quiet space for work or study.

The heart of the home is the re-fitted kitchen, which boasts contemporary fixtures and fittings, making it a joy to cook and gather with friends and family.

The addition of the utility room adds a further convenience, and the W.C completes the ground floor accommodation.

On the first floor, the luxurious principal bedroom boasts fitted wardrobes and an en-suite shower. There are three further double bedrooms and a family bathroom.

One of the standout features of this home is the large private garden with mature trees, a patio area, attractive shrubs, and a feature pond providing a perfect sanctuary for outdoor activities, gardening, or simply enjoying the fresh air.

The block-paved driveway leading to the garage adds to the property's appeal, providing plenty of off-road parking.

In addition to its generous rooms, this home is equipped with modern energy solutions, including solar panels and an air source heat pump, which contributes to energy efficiency and sustainability. The battery storage from the solar panels further enhances the property's eco-friendly credentials.

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.

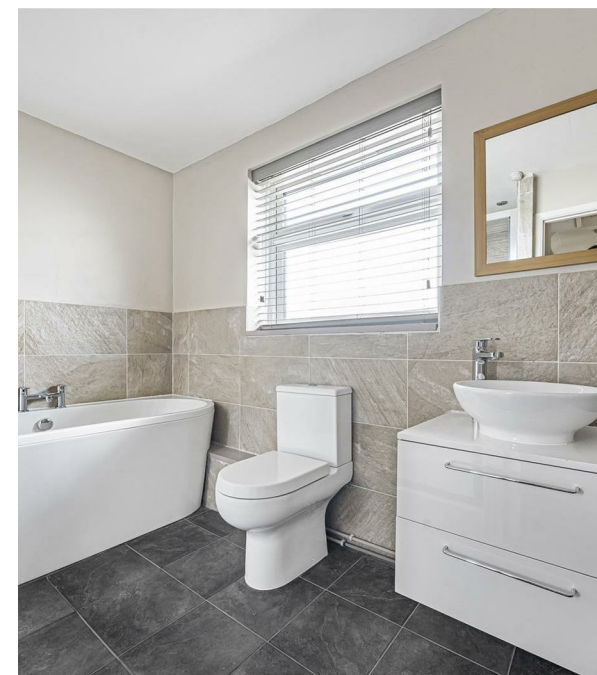
Bicester Village train station offers service to Oxford Parkway and to Nearby London Marylebone.

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.

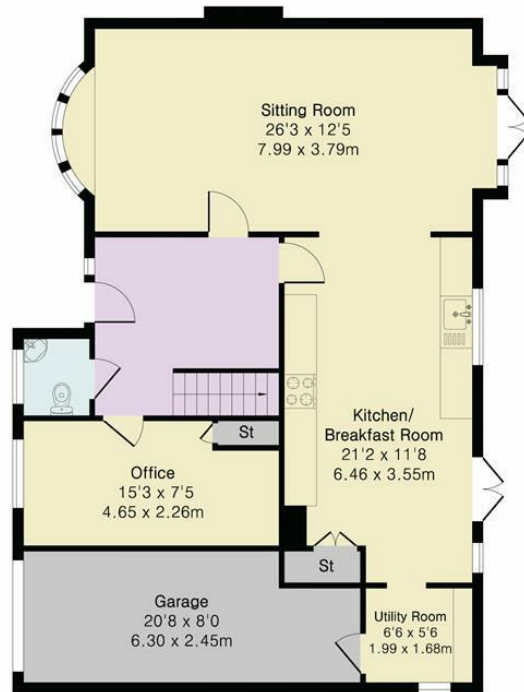
Nearby Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minute's walk from the town centre.



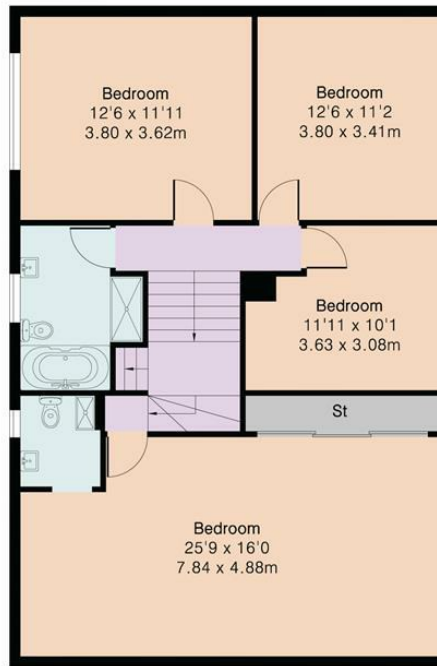
## Approximate Gross Internal Area 2052 sq ft - 191 sq m

Ground Floor Area 1043 sq ft – 97 sq m

First Floor Area 1009 sq ft – 94 sq m




Ground Floor



First Floor

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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 as defined by RICS code of measuring practise. No guarantee is given on 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.





