



**Quadrant Estate Agents**

**£675,000**



**Wenlock Drive, Bicester, OX26 1FY**  
**4 Bedrooms & 3 Bathrooms**

- Freehold
- EPC Rating - B
- Construction - Brick under Tiled Roof
- Mains Electricity
- Mobile Phone Coverage - Please check using Ofcom Website
- Council Tax Band - F
- Council - Cherwell District Council
- Mains Water - Thames Water
- Mains Gas
- Internet Coverage - Please check using Ofcom Website

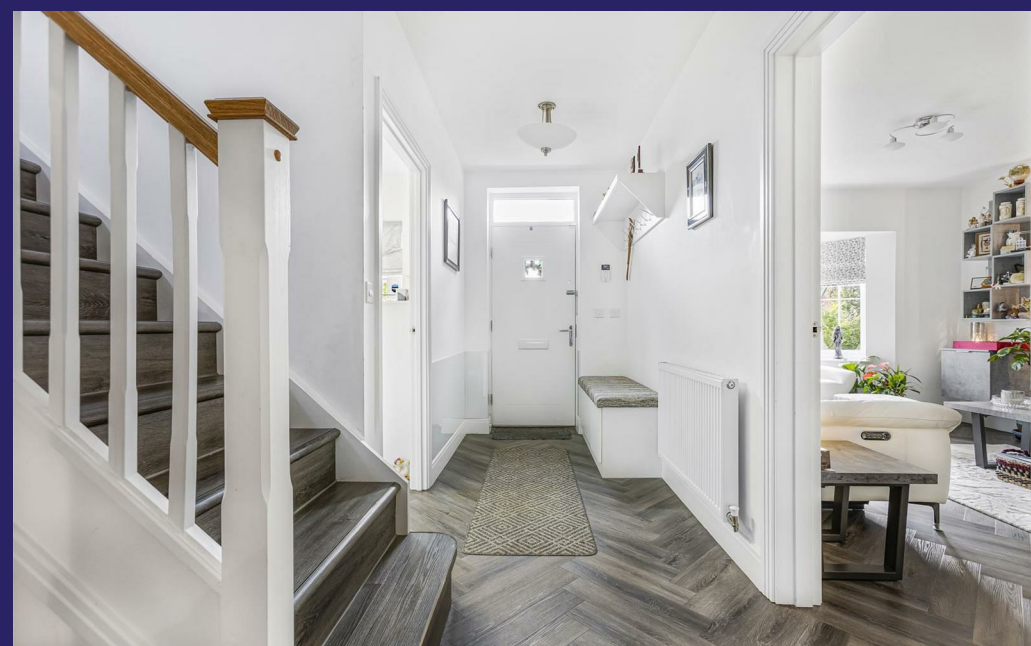
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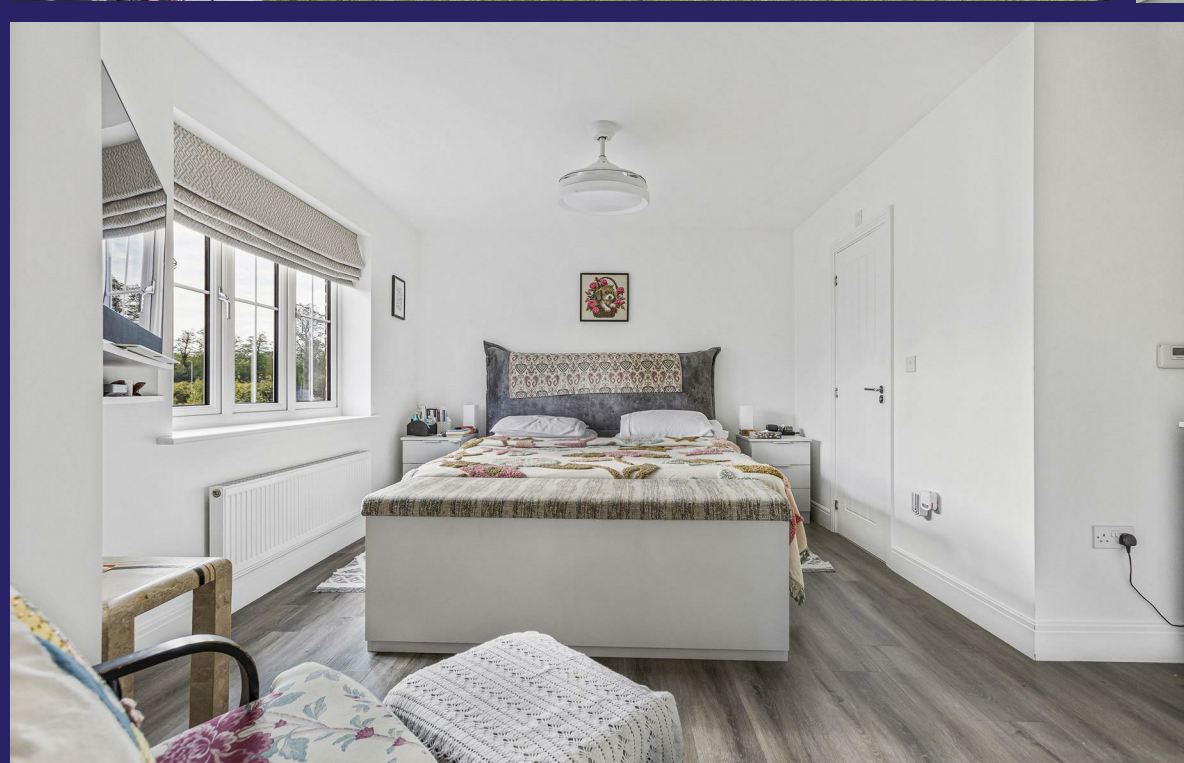




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**Approximate Gross Internal Area 1695 sq ft - 157 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 941 sq ft - 87 sq m

First Floor Area 754 sq ft - 70 sq m

Garage Area 209 sq ft - 19 sq m

Outbuilding Area 57 sq ft - 5 sq m



A superbly presented 4 Bedroom modern Cala home on the highly sought after Kingsmere development (currently modified to a 3 bed with dressing room) with a range of high quality improvements and modifications including the addition of an Orangery & Veranda. The property briefly comprises, entrance hallway, study, living room, cloakroom, open plan kitchen/utility/dining room leading through to a delightful Orangery. On the first floor there are currently three bedrooms with en-suite shower room to master bedroom leading through to bedroom four currently being utilised as a dressing room and main family bathroom. Outside the property is neatly tucked away in a very private location and has a driveway leading to a single garage with well established front & enclosed rear garden with useful storage shed. An internal viewing comes very highly recommended in order to appreciate the high standard of finish the property is presented in.



**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 been tested. Room sizes should not be relied upon for furnishing purposes; they 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.

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