



2, Hill Crest, Charndon, OX27 0BL £475,000

Located in the peaceful hamlet of Charndon, this well-presented extended four-bedroom semi-detached home offers spacious and flexible accommodation over two floors, with a generous sitting room with bay window and wood-burning stove, stylish kitchen breakfast room with granite worktops and integrated appliances and French doors open onto a private rear garden. A utility room and cloakroom complete the downstairs. The first floor includes the master bedroom with fitted wardrobes and en suite shower room, with two further doubles (also with fitted storage) and a spacious single served by a modern family bathroom. Front bedrooms enjoy views over open farmland. The landscaped gardens and patio area ideal for outdoor entertaining. The front provides driveway parking, a garage, and gated side access.

Situated in a quiet hamlet in Oxfordshire this four bedroom family home has generous living

an en-suite shower room. The second and third bedrooms are doubles and also have fitted wardrobes.

accommodation arranged over two floors.

The fourth bedroom is a generous single.

Leading off the entrance hallway the impressive sitting room is to the right hand side and has a lovely bay window to the front and a feature fireplace with wood burring stove,

The bedrooms to the front of the property enjoy views over neighbouring farmland.

The kitchen/breakfast room is fitted with a generous number of floor and eye level contemporary cream coloured units and integrated stainless steel appliances, complemented by granite worksurfaces.

Outside, the rear garden is enclosed by close board fencing, mainly laid to lawn with shrubs and trees there is plenty of room to enjoy al-fresco dining and BBO's.

The breakfast bar is perfect for casual dining, but there is also plenty of room for a large table and chairs, making ideal for more formal entertaining with friends and family.

To the front there is driveway parking and a garage. Gated access leads to the rear garden.

French doors open out to the patio and help to fill the room with natural light.

Charndon is a quiet hamlet with a community centre, football pitch and modern playground.

A useful utility room is adjacent to the kitchen and a cloakroom off the hallway completes the ground floor accommodation.

The village is surrounded by open countryside and within walking distance of Grebe Lake where there is an abundance of bird life and a sailing club (for the more adventurous).

To the first floor there are four bedrooms and a large family bathroom.

Bicester is approximately 7 miles away and has two railway stations.

The master bedroom has both fitted wardrobes and

Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in I hour.

Bicester Village Station provides further routes to Oxford London Paddington.

The M40 is within easy reach at |9 or |10 and offers access to London, M25, Oxford and Birmingham. The A41, A43 and A34 are all within easy reach.

Buckingham is approximately 7 miles away and offers an extensive range of shopping and leisure facilities including Tesco and Waitrose supermarkets.

The area is well served for education. For educational needs there are primary schools in Marsh Gibbon and Twyford. Secondary schools can be found in Bicester and Buckingham, such as The Royal Latin.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Kitchen/Breakfast Room, Utility Room, Cloakroom.

First Floor - Master Bedroom With Fitted Wardrobes and En-Suite Shower Room, Three Further Bedrooms and a Family Bathroom.

Agents Notes - Underfloor Heating On Ground Floor.

Outside - Garage, Driveway Parking.

Rear Garden Laid To Lawn, Patio Area.

Services - Mains Electricity, Mains Drainage and Mains Water.

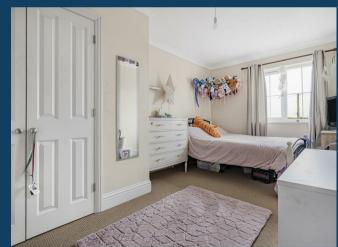
Oil Fired Central Heating.

Local Authority - Aylesbury Vale District Council.











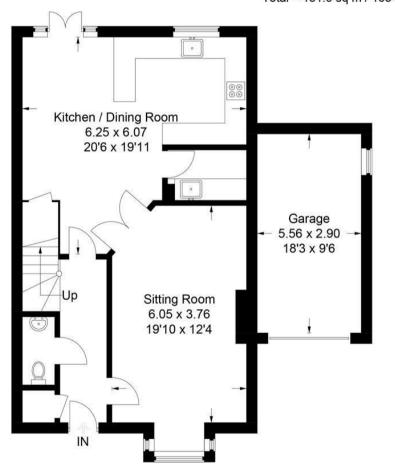


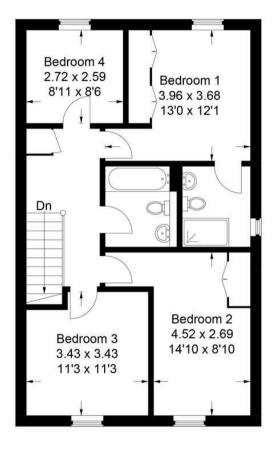




Approximate Gross Internal Area Ground Floor = 68.6 sq m / 738 sq ft First Floor = 67.2 sq m / 723 sq ft Garage = 16.1 sq m / 173 sq ft Total = 151.9 sq m / 1634 sq ft







Ground Floor

First Floor

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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Energy Efficiency Rating					
				Current	Potenti
Very energy efficient - lower	running co	sts			
(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 co	sts			
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