



A unique opportunity to purchase a beautiful detached, stone-built former Chapel School House in the desirable Oxfordshire village of Launton. Converted to provide open plan living, three bedrooms and a large modern kitchen, the property boasts a vaulted ceiling and ornate spiral staircase that entwines itself into the heart of the home.

Chapel School House Station Road
Launton Oxfordshire OX26 5DS

Chapel School House Station Road Launton Oxfordshire OX26 5DS

The former Chapel School House with ecclesiastical style large period windows allow natural light to flood a spacious reception room, and its vaulted ceiling, exposed beams and wood-burning stove is the ideal space for entertaining with friends and family alike. The modern kitchen is a stylish combination of navy units and Carrera marble effect worktops that contrast attractively with the wooden flooring that has been lovingly restored. A useful utility room, offset from the front entrance, provides additional storage and space for appliances. Two bedrooms are situated on the ground floor, the larger of which boasts a charming stable door which leads out to the rear southerly-facing courtyard, perfect for alfresco dining. A modern family bathroom with tiled-floor completes the ground floor accommodation. A third double bedroom, is discovered from the living area via a beautifully designed bespoke wrought iron staircase. The property is accessed via a gravel pathway, punctuated by a dwarf brick wall, painted railings and double gates which secure the property, all of which is preceded by an exclusive space for off-road parking.

SITUATION

The property is situated in the heart of the village with easy access to the local shops, pubs and school. The thriving market town of Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities, clubs, associations, recreational and recruitment possibilities.

AGENTS NOTES

All main services are connected. Communication links are excellent from Bicester with public transport to Oxford, Buckingham, Milton Keynes and Cambridge. Regular rail links to London Marylebone and Birmingham from Bicester North and, London Marylebone and Oxford in approx. 12 minutes from Bicester Village or alternatively, the A41 leads to Junction 9 of the M40 to London, Birmingham and the A34 to Oxford and the South.

Local Authority: Cherwell District Council; EPC Rating: N/A

Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



DIRECTIONS

Local Shops 300ft and 0.2m, Bicester Market Square 2.1m, Oxford Carfax Tower 17.3m, London 65.5m, Bicester North Station (London Marylebone from approx. 50 mins) 2.2m, Bicester village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 2.2m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge All times and distances are approximate.



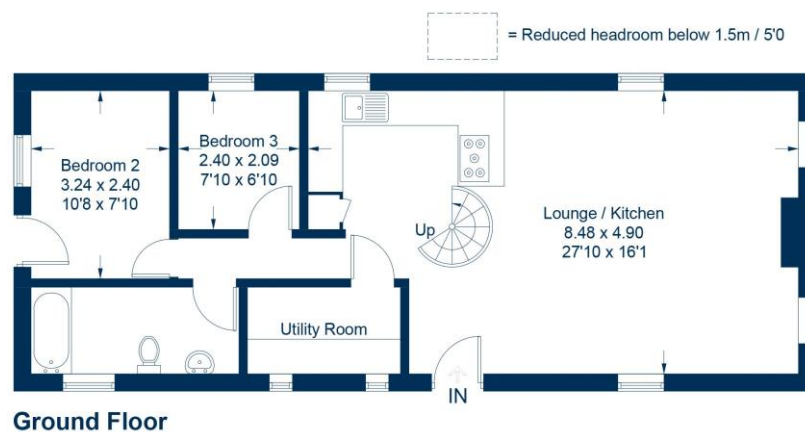


- **Three Bedrooms**
- **Open Plan Living Area**
- **Utility Room**
- **Bathroom**
- **Parking and Private Courtyard Gardens**
- **Period Conversion**
- **High Vaulted Ceiling**
- **Refitted Kitchen**
- **Close to Shops and Pubs**
- **Council Tax Band: D.**

Guide Price £385,000 Freehold



Approximate Gross Internal Area
Ground Floor = 65.4 sq m / 704 sq ft
First Floor = 27.1 sq m / 292 sq ft
Total = 92.5 sq m / 996 sq ft



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.

© CJ Property Marketing Ltd

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.

Contact:

39 Market Square, Bicester, Oxon, OX26 6AG

Tel: +44 (0)1869 253253

E-mail: - bicester@thomasmerrifield.co.uk