



A spacious four bedroom detached with a double garage quietly situated at the far end of a private drive in Old Langford with No Onward Chain

25 Kestrel Way
Bicester, Oxfordshire OX26 6YA

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A spacious four bedroom detached with a double garage quietly situated at the far end of a private drive in Old Langford. You enter a reception hall with a cloakroom immediately on your right with a door through to the spacious dual aspect sitting room with French door out to the garden next to it. To your left is a glazed screen looking into the dining room and the kitchen is at the back of the house and is fitted with modern appliances and base units with the utility room off it. Upstairs are three double a good size single bedroom and the family bathroom. The main bedroom and bedroom two have fitted wardrobes and the main bedroom also has a large en suite bathroom. At the front the property is situated and approached at the far end of a private driveway that leads to two other detached properties. The front garden is laid to lawn with a driveway providing ample additional parking and leading to the double garage. The rear the property offers a good degree of privacy and is a patio and lawn with flower beds enclosed partly by a brick wall.

SITUATION

The property is located in a quiet private drive with easy access to a parade of local shops and the thriving market town of Bicester which boasts 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 and associations.

Communication links are excellent 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 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.

AGENTS NOTES

All main services connected.

Local Authority: Cherwell District Council; Band E. EPC Rating: TBC

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



DIRECTIONS

Local Shops 0.5m Bicester Market Square 0.9m Oxford Carfax Tower 15.4m London 63.6m
Bicester North Station (London Marylebone approx. 50 mins) 1.4m
Bicester Village Station (London Marylebone from 51 mins, Oxford 16 mins) 0.6m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.1m
All times and distances are approximate



- **Four bedrooms**
- **Dual Aspect Sitting Room**
- **Dining Room**
- **Kitchen**
- **Utility Room**
- **Cloakroom**
- **En Suite and Family Bathroom**
- **Double Garage**
- **Ample Parking**
- **Private Garden**
- **Quiet Location**

£475,000 Freehold



Approximate Gross Internal Area
Ground Floor = 61.3 sq m / 660 sq ft
First Floor = 60.8 sq m / 654 sq ft
Garage = 26.6 sq m / 286 sq ft
Total = 148.7 sq m / 1,600 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.

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