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1 Whitelands Way  
Bicester Oxfordshire OX26 1AF

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Full of style and high quality improvement. This six double bedroom house, offers Italian interior design and quality throughout. No onward chain. Of particular note are the spacious front to back sitting/dining room, a beautiful oversized kitchen/breakfast room with Miele appliances, ideal for entertaining and work from home. The upper floors offer; six super sized bedrooms and three bath or shower rooms. A lovely feature of the property is an impressive covered terrace with romantic fireplace, Webber BBQ and multiple seating areas overlooking a mature Mediterranean style garden. In addition there is a second secluded, paved garden/fitness area, garage and private motor court.

## SITUATION

Located in the increasingly popular and highly desirable Kingsmere area of Bicester giving easy access to both the town and to Bicester Village Retail outlet. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

## AGENTS NOTES

All main services are connected. Gas fired central heating.

Local Authority: Cherwell District Council; EPC Rating: C

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



## DIRECTIONS

Exit Bicester via the Middleton Stoney Road and at the first major roundabout take the first exit into Whitelands Way. Number 1 Whitelands Way is the first property on the left hand side. (For viewing, we suggest turning first left into Ascot Way and parking here).





- Exceptional detached house with Italian interior design
- Six double bedrooms
- Oversized kitchen/dining room with Miele appliances
- Dual aspect living/dining room
- Separate study
- Two ensuite shower rooms and stylish family bathroom
- Charming covered terrace with external fireplace
- Garage and parking
- No onward chain.
- Council tax: G

Guide Price £700,000 Freehold



Approximate Gross Internal Area  
 Ground Floor = 70.0 sq m / 754 sq ft  
 First Floor = 69.4 sq m / 748 sq ft  
 Second Floor = 43.4 sq m / 466 sq ft  
 Garage = 18.6 sq m / 200 sq ft  
 Total = 201.4 sq m / 2168 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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