

WEST END  
LAUNTON

# 40 West End, Launton

Bicester, OX26 5DG

A delightful, detached period cottage arranged over three floors with a south-facing garden and garage, set in a desirable North Oxfordshire village.

The property enjoys a secluded position. Double gates open to a driveway with space for several cars and a garage.

The standout feature is the impressive 27'3 living room, surrounded by exposed stone walls with appealing beams spanning the full length and a charming Inglenook fireplace.

The spacious dining room with two windows overlooking the garden and the modern kitchen is fitted with floor and eye-level units, space for appliances and a small breakfast bar.

An attractive spiral staircase from the living room leads to the generous landing on the first. Conveniently there is also a good-sized storage cupboard. The main bedroom with views of the garden comes with a fitted wardrobe and ensuite shower room. There are two further bedrooms on the second floor, both with exposed beams and storage cupboards.

**Guide Price: £550,000**

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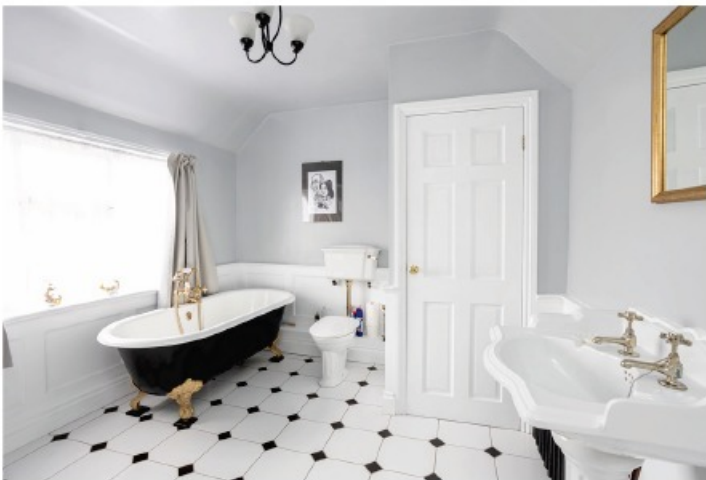
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South Facing

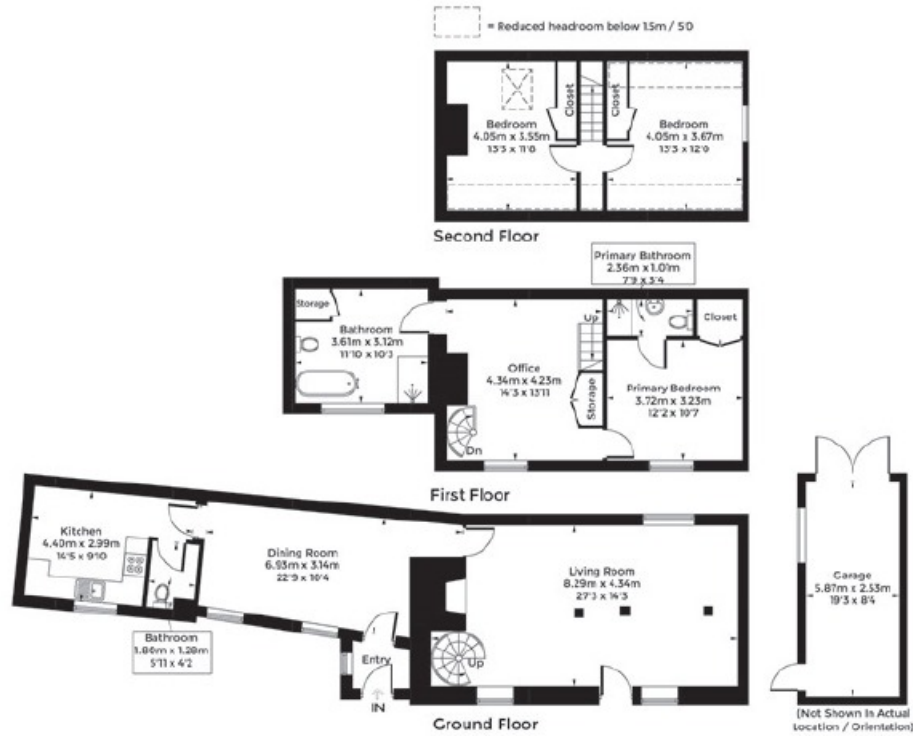








Approximate Gross Internal Area = 150.6 sq m / 1621 sq ft  
 Garage = 14.9 sq m / 160 sq ft  
 Total = 165.5 sq m / 1781 sq ft



**Council Tax:**  
Band E

**Parking**  
Garage and driveway parking

**Local Authority**  
Cherwell District Council

LABURNUM COTTAGE  
40 WEST END  
LAUNTON  
OX26 5DG

Energy rating

**F**

Valid until

**8 October 2030**

Certificate number

**4410-2020-0109-0858-2206**

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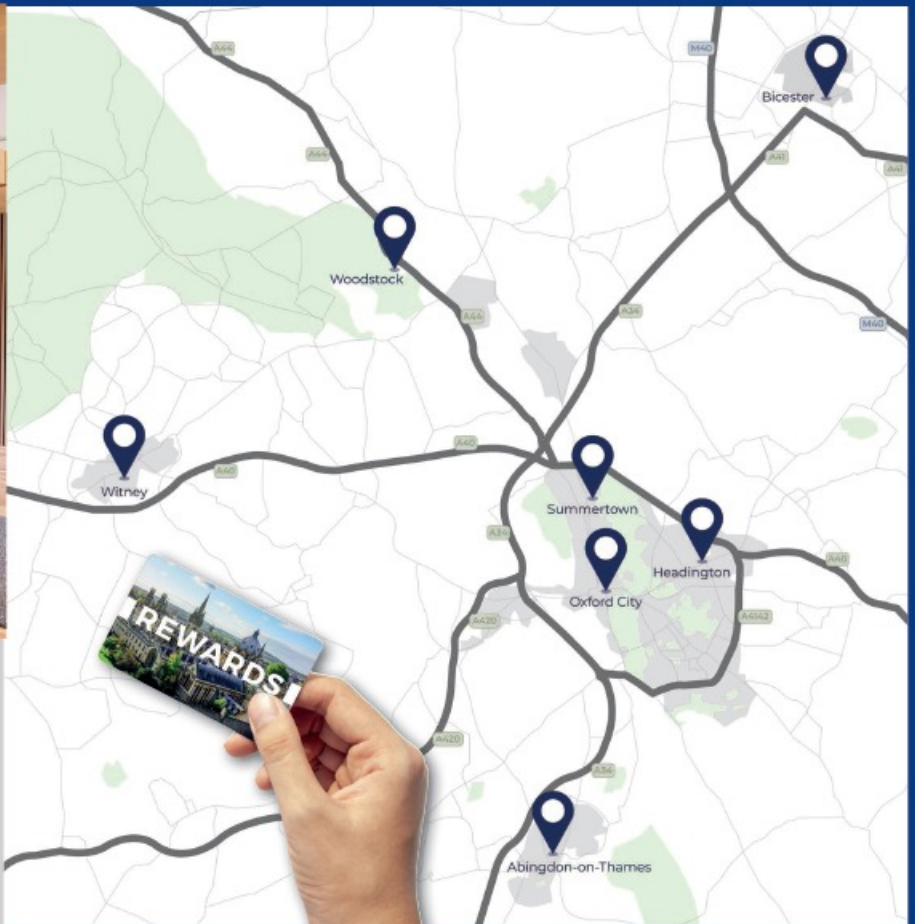


# “Location Comments”

*Launton is one of the areas most sought-after villages, with excellent local amenities to including a well-regarded primary school, a village store/post office, two pubs, Parish Hall and church. The Sports and Social Club provides the home pitch for Launton Football Club, plus a tennis court and small children's play area. The village has woods on your Doorstep at Island Pond Wood, managed by The Woodland Trust. The village is only two miles from Bicester with its wider range of social recreational and shopping opportunities and the mainline stations.*







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