

AINTREE WAY  
KINGSMERE

# 1 Aintree Way, Kingsmere

Bicester, OX26 1DR

This generous five double bedroom house is located in the sought after Kingsmere development of Bicester, within close proximity of local shops, just off the main bus route and near to open spaces.

Upon entry the inviting hallway leads to the, Kitchen/dining room which is a bright space with two windows and patio doors leading to the garden. On the other side of the hallway is the living room, equally light with plenty of natural daylight from two windows, including a lovely bay window. A cloakroom completes the ground floor space.

On the first floor there are three double bedrooms, all with built in wardrobes and wood laminate flooring.

The top floor has the final two double rooms, one featuring a further ensuite. All bedrooms in the house have been fitted with built in wardrobes, wooden flooring and are light and spacious. A unique feature of the house is its network installation for broadband connectivity - all bedrooms have their own Wired Network Connection.

 5

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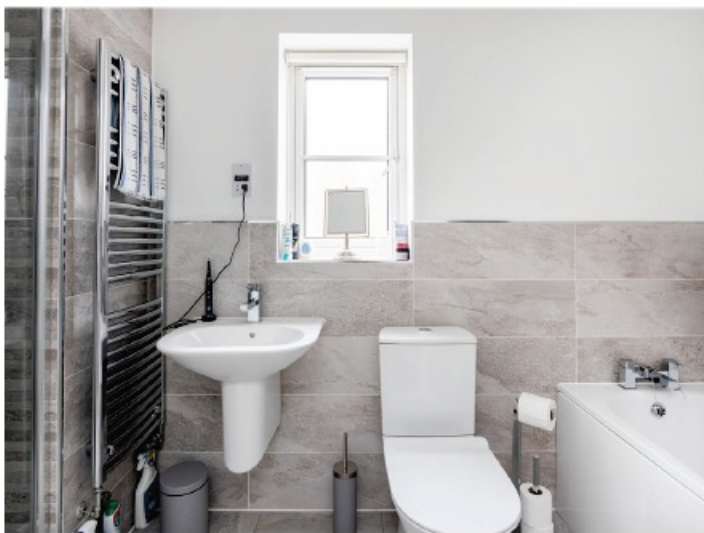
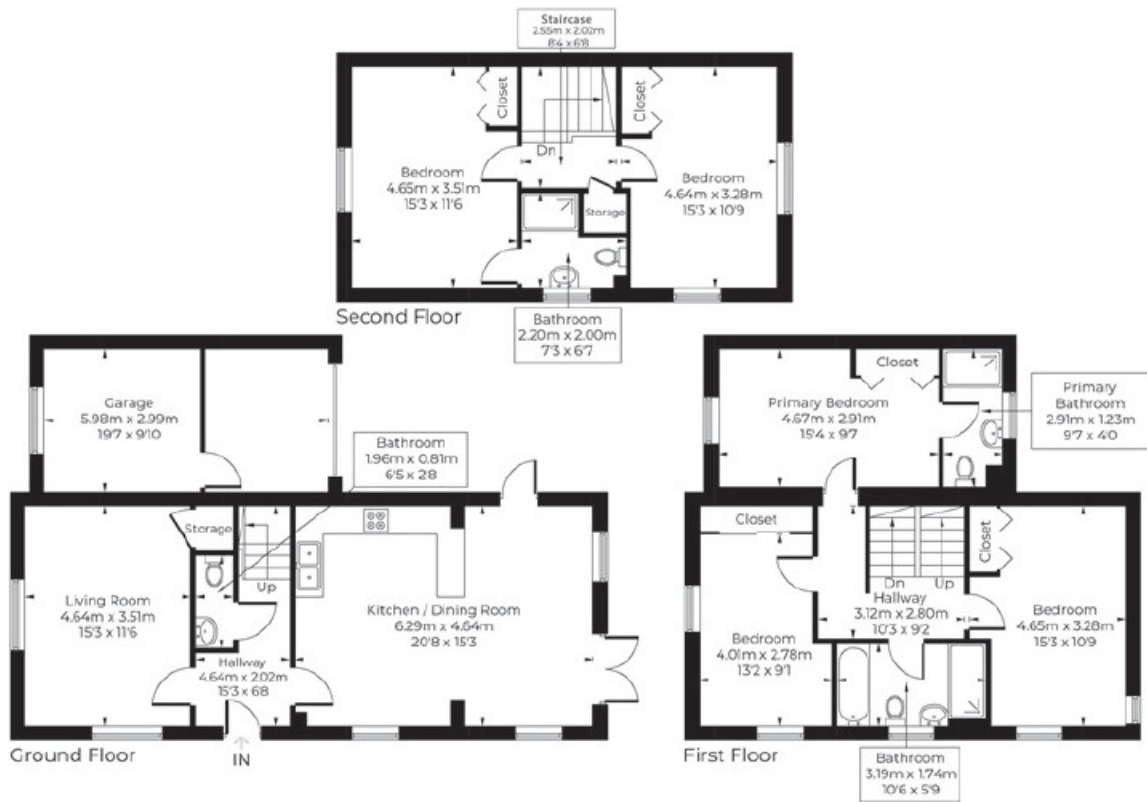
Walled garden  
with patio area

**Guide Price: £560,000**





Approximate Gross Internal Area = 159.1 sq m / 1713 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Total = 177.1 sq m / 1907 sq ft



**Council Tax:**  
Band F

**Parking**  
Large driveway & garage

**Local Authority**  
Cherwell District Council

1, Aintree Way  
BICESTER  
OX26 1DR

Energy rating

**B**

Valid until

**20 March 2028**

Certificate number

**8158-7237-5570-3279-0926**

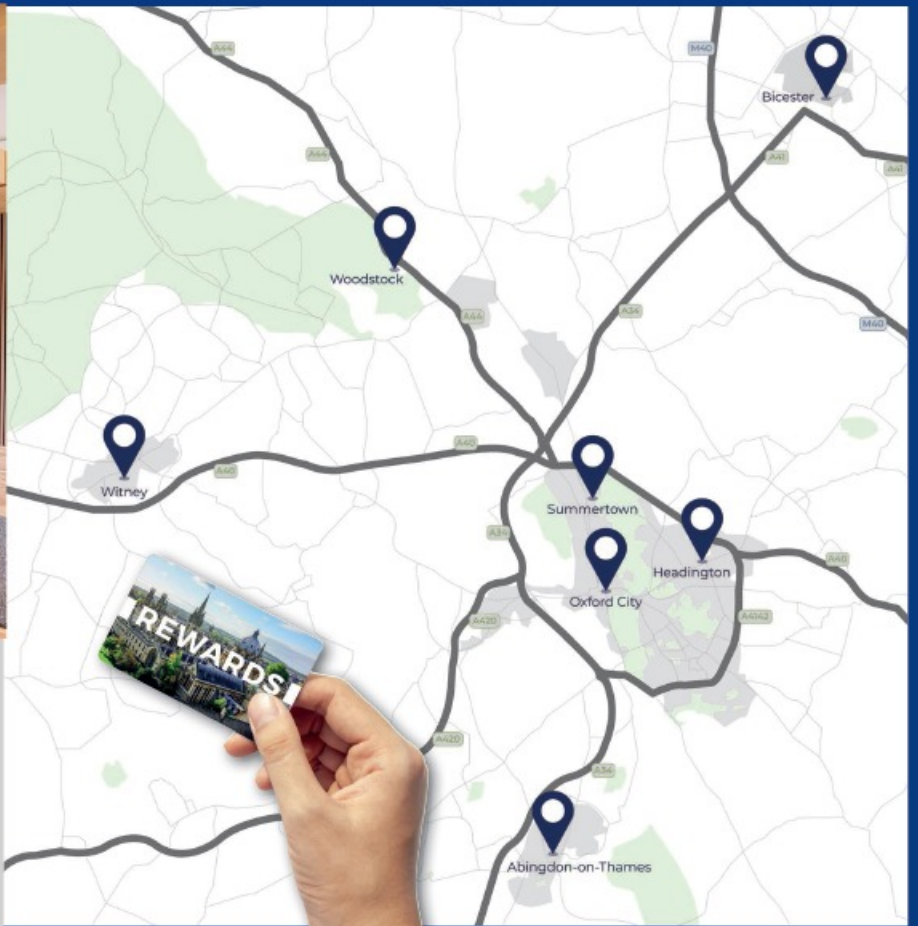
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# “Location Comments”

*Kingsmere is a vibrant and growing community perfectly positioned for families and commuters. Facilities including a sports village with new bar & restaurant (just opposite this property) village centre, schools, a nursery, several playparks and a retail park, all surrounded by acres of open countryside.*

*Bicester North and Bicester Village station, the park and ride to Oxford and A34/M40 are all within close proximity.*





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