

WEST HAWTHORN ROAD  
AMBROSDEN

# 43 West Hawthorn Road, Ambrosden

Bicester, OX25 2SA

A spacious two-bedroom semi-detached home backing onto fields with a conservatory and very large, attached storage area in the popular village of Ambrosden. The property is approached from a driveway large enough for several vehicles.

On the ground floor a double aspect living room spans the depth of the house. The kitchen overlooks the garden and conveniently has a door proving direct access into the 13'3" x 10" brick storage area which lends itself to many uses including utility room and could also be converted into an additional reception room/study.

Upstairs are two generous double bedrooms, both with built in storage, and a bathroom currently set up as a wet room.

The secluded rear garden is low maintenance, mainly paved with a raised patio area with a border area providing the option for planting, with a pleasant outlook of mature trees bordering the fields beyond.

The property is offered for sale with no onward chain. There is an annual charge of currently £398 payable to the Ambrosden Residents Company Ltd.

**Guide Price: £275,000**

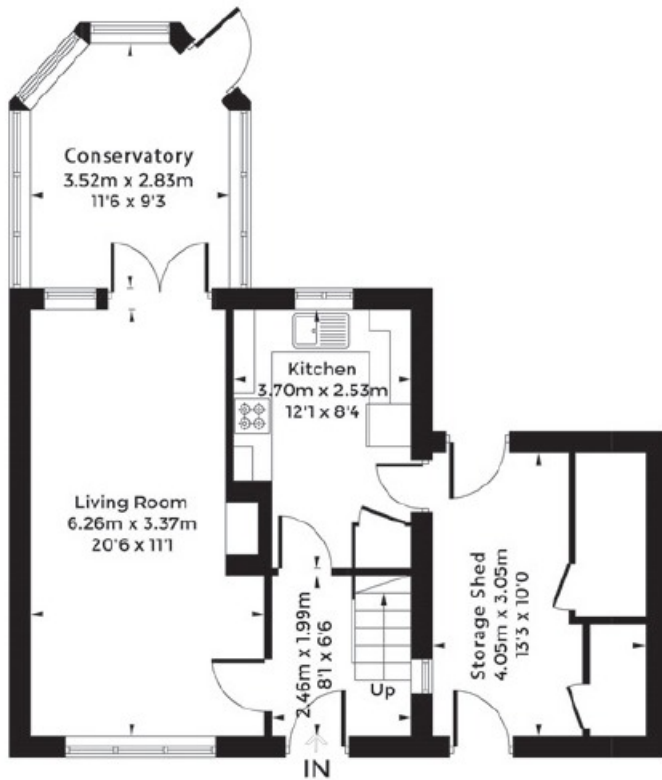


Low maintenance

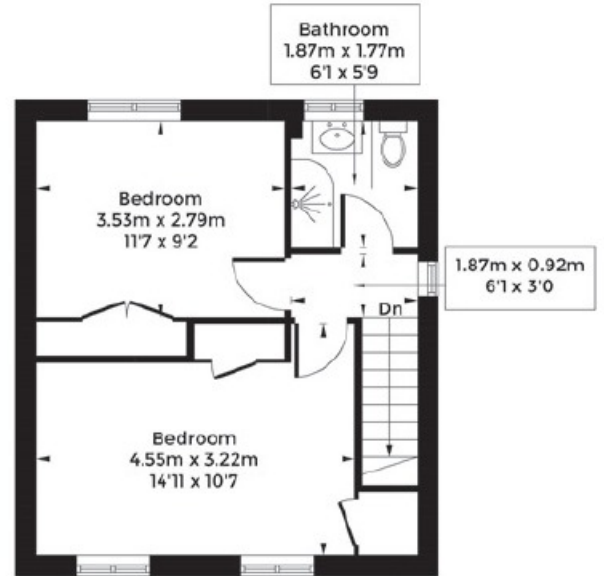




Approximate Gross Internal Area = 91.2 sq m / 982 sq ft  
(Including Patio)



Ground Floor



First Floor



**Council Tax:**  
Band B

**Parking**  
Driveway parking for  
several cars

**Local Authority**  
Cherwell District  
Council

43 West Hawthorn Road  
Ambrosden  
BICESTER  
OX25 2SA

Energy rating

**C**

Valid until  
**25 September 2034**

Certificate number  
**0370-2246-3410-2324-0225**

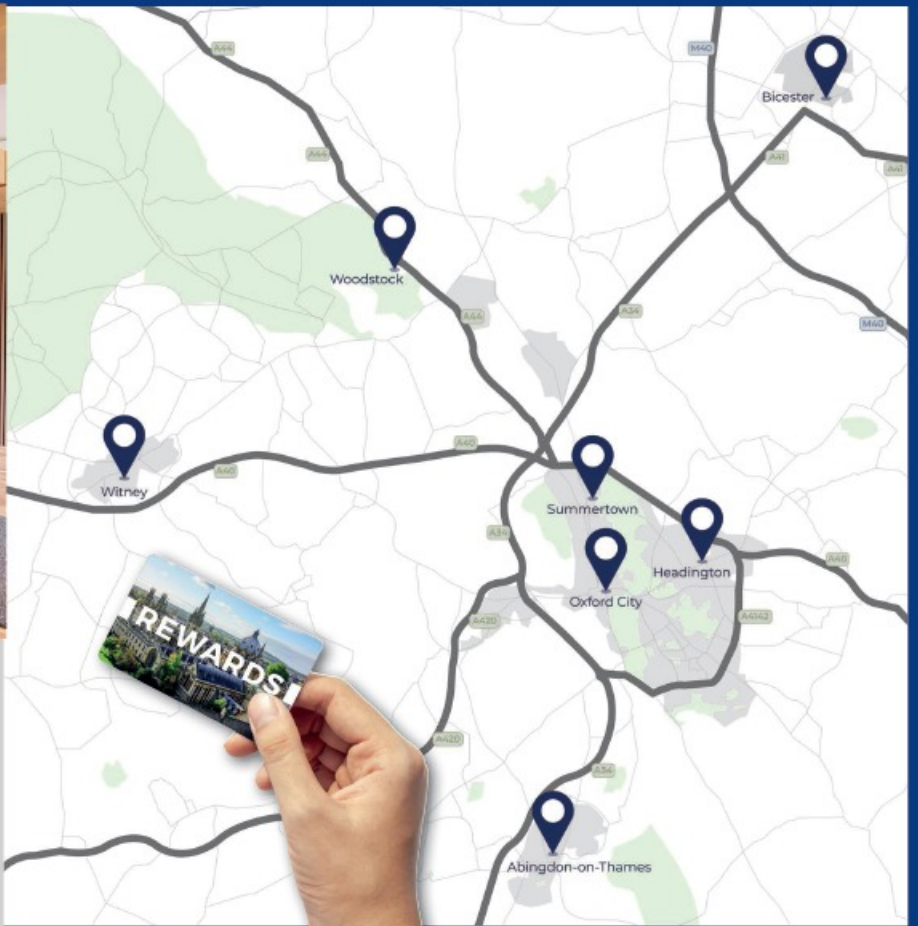
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# “Location Comments”

*Ambrosden is a small, peaceful village located in the Cherwell district of North Oxfordshire, 3 miles south of Bicester and 13 miles north of Oxford. Surrounded by rolling fields, the village offers convenient local amenities, including The Turner Arms Pub, a post office, hair salon, and Five Acres Primary School.*

*Good transport links into London via Bicester North railway station and Bicester Village station mean you can be at Marylebone Station in just under an hour.*





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