

THE OLD AMBULANCE HOUSE
THE GARDEN QUARTER

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The Old Ambulance House

45 The Parade, Caversfield, OX27 8AF

A highly individual detached single-storey cottage set in an idyllic and secluded position on the edge of the prestigious Garden Quarter development. The Garden Quarter is a former RAF base which has been uniquely well preserved and redeveloped into a sought-after residential conservation development, set in 23 acres of landscaped gardens.

The unique central living/dining room with floor to ceiling glass doors on both sides provides an immersive experience with the surrounding natural environment and is filled with natural light. The rear doors leading to a decked area overlooking a particularly secluded part of the grounds with access to the designated walking trail which runs the perimeter of this exceptional development.

There is a great deal of contemporary character throughout with high ceilings and attractive large sash windows. The section of the property which would have once housed an ambulance its now divided into a sleek modern kitchen to the front with built in appliances and a double bedroom to the rear.

The main bedroom comes with fitted wardrobes and a large window offering views of the parkland.

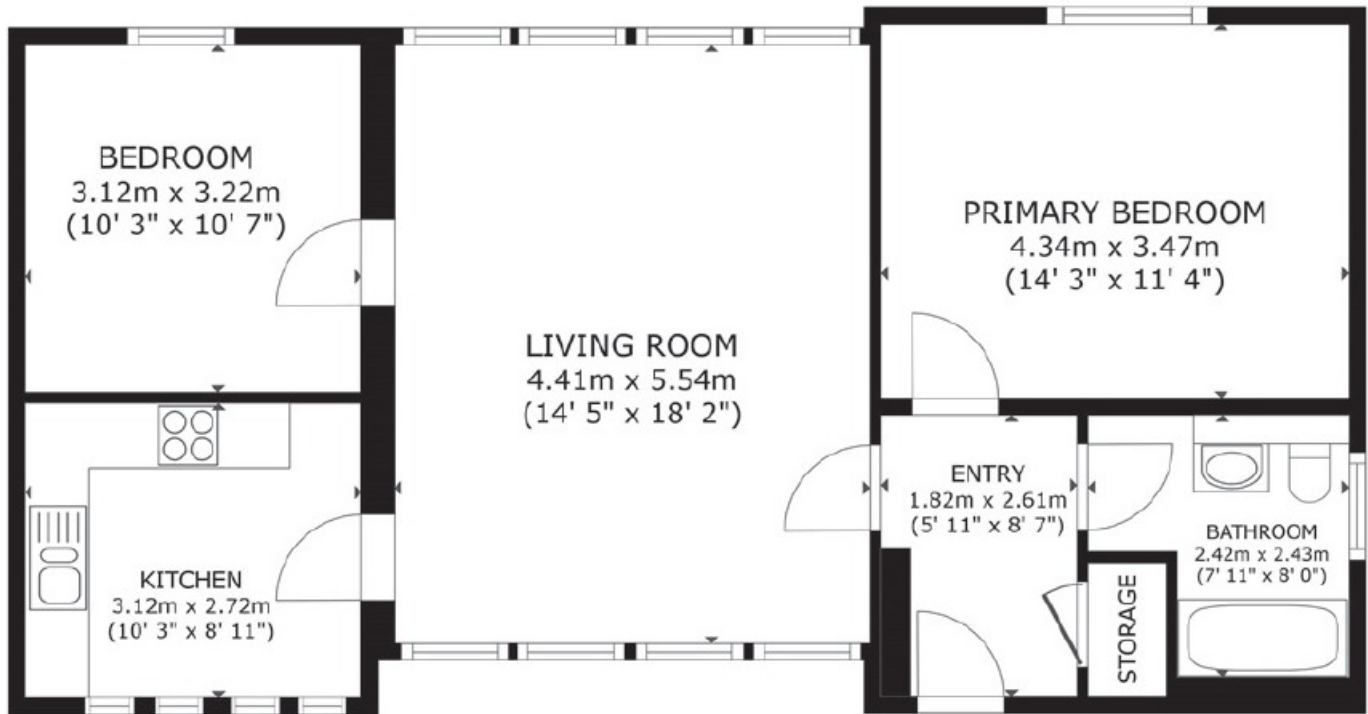
Guide Price: £375,000



Communal
Parkland







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 72.2 m² (777 sq.ft.)
 TOTAL : 72.2 m² (777 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
D

Parking
2 Allocated Spaces

Local Authority
Chewell District
Council

The Old Ambulance Station
 The Parade
 Caversfield
 Bicester
 OX27 8AF

Energy rating

C

Valid until

3 December 2034

Certificate number

9334-9922-7009-0414-8206

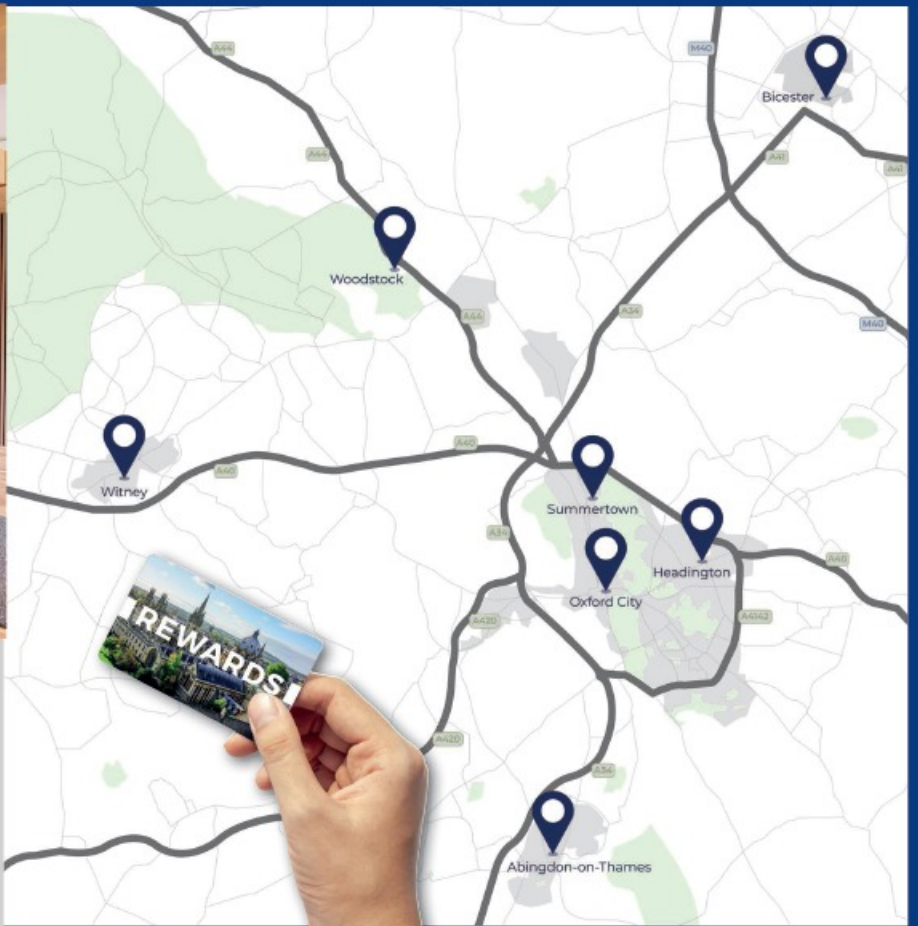
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“Location comment”

Situated on the edge of Bicester, the Garden Quarter has great access to open countryside yet is only 1.5 miles to Bicester town centre. Opposite the development Bicester Heritage is situated which host a number of events and the Sky Wave Gin bar, the perfect place for an evening drink.

Bicester North station is short cycle or drive away and offers a great commuter service to London Marylebone in around 45 minutes, and you can reach Birmingham in 1 hour. Internationally acclaimed Bicester Village designer outlet, and Bicester Shopping Park including an M&S Food Hall, and David Lloyd health club can all be found nearby.





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