



Laurels Farm Station Road  
Launton | Launton | OX26 5DX

FINE & COUNTRY

LAURELS FARM







The Laurels occupies a plot of 3.56 acres.

There are ample opportunities for conversion into further accommodation or to run a family business (subject to planning).

To the rear of this unique property are fenced paddocks, perfect for equestrian use. All enjoying unspoilt countryside views.

Included are:

- Approximately three acres of metal railed fenced paddocks with automatic water troughs.
- Three generous stables and adjoining tack room all fitted with steel doors.
- An extensive concrete driveway leading to the gated main yard.
- Further hardcore covered hard standing allowing for multiple lorry and car parking options.
- Wash area in the concrete yard.
- Brick built double garage.
- Large chicken enclosure with 7ft metal railings.
- Approximately 100' stone built barn currently used for storage and office space.







To the front Laurels Farm has a well established garden laid to lawn enclosed by a stone wall. A long private driveway leads to a large parking area and provides access to the numerous outbuildings and paddock land.

The house has four double bedrooms and offers scope for a fifth on the second floor (subject to planning).

The kitchen/breakfast room has recently been refitted with solid wood painted units complimented by black granite work surfaces.

The property boasts two generous reception rooms, both with open fireplaces and solid wood floors.

A large utility room to the rear provides access to the large stone barn. With the addition of numerous outbuildings including, stables, double garage, large workshop and the stone barn all of which open out to the courtyard.

The thriving village of Launton boasts a wide variety of well supported cultural, sporting and social groups for adults and children. Positioned alongside excellent transport links to larger towns and cities that make it an ideal place for young families and professionals alike. The village has its own primary school and two pubs, both within walking distance, as well as numerous shops including a post office, general store, butcher, baker and hairdresser. There is a regular bus service to neighbouring Bicester and beyond.

Bicester has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Village Station has been upgraded to provide a further route to London Marylebone. The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham. The A41, A43 and A34 are all within easy reach. Bicester Village is a dream destination for designer shopping with 130 luxury boutiques all on your doorstep and is a few minutes' drive or a five minute walk from the town centre.

Located 12 miles from Oxford and 24 miles from Milton Keynes, Bicester is one of the fastest growing areas in Oxfordshire with excellent transport links by rail and road to the cities of London, Oxford and Birmingham.

The town is a historic market centre, but has shown major ambitions for growth through the development of the internationally recognised Bicester Village Shopping Centre, the town centre redevelopment and Bicester Eco-town.















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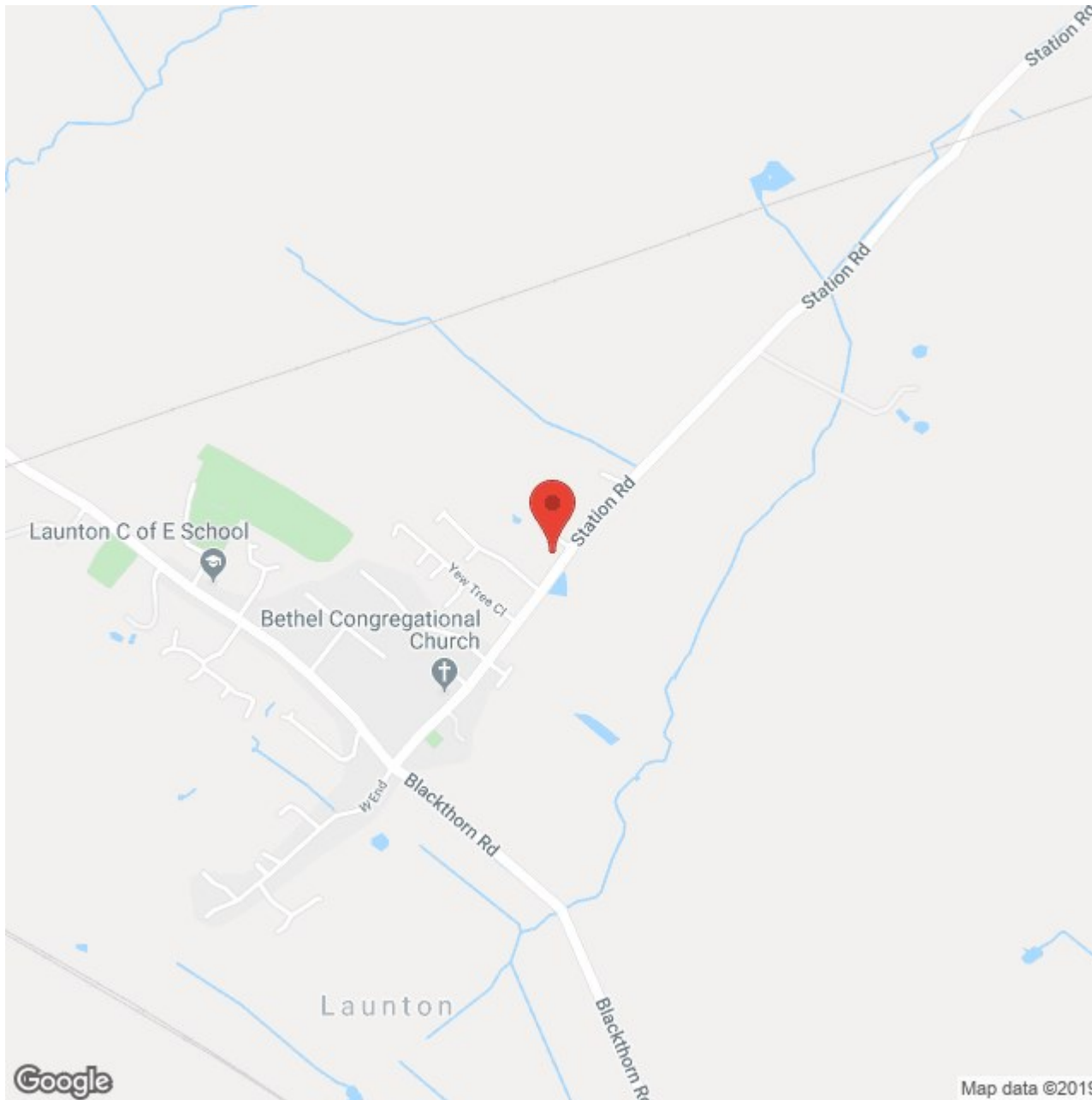




• Location information  
• The outbuildings are constructed from steel frames with corrugated steel sheet walling and roofs.

- Front garden and patio enclosed by a low stone wall.
- Three phase electrics to the outbuildings.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**Laurels Farm, Station Road, Launton, Bicester**

**Approximate Gross Internal Area**

**Main House = 2541 Sq Ft/236 Sq M**

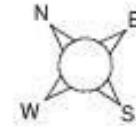
**Garages = 760 Sq Ft/71 Sq M**

**Outbuilding = 647 Sq Ft/60 Sq M**

**Workshops = 2554 Sq Ft/237 Sq M**

**Stables = 1157 Sq Ft/108 Sq M**

**Total = 7659 Sq Ft/712 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 17.10.2017



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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

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