





A fantastic opportunity to purchase a substantial family home that has been extended and reconfigured to provide flexible accommodation including high spec separate office space that would potentially lend itself to being utilised as an annex, located in an edge of village location close to excellent commuter links.

Alleen is an impressive detached family home that has been transformed by the current vendors to provide contemporary living space and a luxurious master bedroom with a Juliette balcony overlooking the rear garden.

The property is approached via a driveway to the left-hand side that leads to a five bar gate with access to the rear garden and parking.

An enclosed porch leads to the spacious hallway, which sets the scene for what is to follow in this stunning village property.

The kitchen/dining room is fitted with a generous number of floor and eye level units, integrated appliances, and a central island complemented by attractive granite work surfaces and tiled flooring.

The dining area has plenty of space for a large table and chairs, with bifold doors that open to the covered veranda it is perfect for casual entertaining with friends and family.

The living room has wood flooring and a feature fireplace with a woodburning stove and double doors that lead through to the family room, making it the ideal space for both large gatherings or cosy winter evenings in front of the fire.

Leading off the family room is a garden room that has been utilised as a gym, but it would also lend itself to being utilised as a playroom.

There are three double bedrooms on the ground floor, the largest of which has an en-suite shower.

A family bathroom, utility room, and storeroom/boot room complete the ground floor accommodation.

The first floor has three bedrooms, two of which have en-suite shower rooms. There is no doubt the master bedroom and second bedroom are luxurious rooms, approaching 28ft x 17ft each and with Juliette balconies overlooking the rear garden, they offer the "wow factor"

Outside the property, the front garden is mainly laid to lawn and enclosed by a low stone wall.

The rear garden is completely secluded, with a stone wall to the left-hand side it is also mainly laid to lawn with mature trees and raised decking area with a hot tub and bbq.

There is plenty of space for a vegetable garden and the sheds provide storage space for all the tools.

The light and spacious offices have wooden flooring and heating providing huge flexibility to work from home or convert to annex accommodation subject to planning.

In addition to the driveway parking at the front of the property, there is plenty of parking to the rear making it an ideal choice for those that want to run a business from home or need accommodation for multi generational living.

#### Situation

The village of Chesterton is well served with a pub 'The Red Cow' a Hotel and Restaurant 'The Chesterton Hotel', Bicester Hotel, Golf & Spa, known as one of the finest residential hospitality venues in Oxfordshire.

There is also a playgroup, village primary school, and Church, all within walking distance of the property. A new, purpose-built Village Hall and the playground was completed in 2015.

Bicester is approximately 2 miles away and is served by has two railway stations, Bicester North and Bicester Village Station.

Bicester North and Bicester Village stations offer frequent commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

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 is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, and a Sainsbury's supermarket and cinema complex. There is also a Leisure Centre, comprising a swimming pool and ten pin bowling.

Bicester Avenue, just a short drive from the town centre, is very popular. It consists of a Garden Centre and a retail park comprising shops.

Nearby Bicester Village is a dream destination for designer shopping with 170 luxury boutiques and a recently completed retail park has Marks and Spencer, Next and Nike stores.











Accommodation Comprises:

Ground Floor - Entrance Hallway, Living Room, Family Room, Gym/Sun Room, Kitchen/Dining Room, Utility Room, Storage/Boot Room, Bedroom 4 With En-Suite Bedroom 5, Bedroom 6/Study., Family Bathroom.

First Floor - 2 Large Bedrooms With En-Suites , Bedroom 3.

Outside - Offices With Sitting Room and Games Room.

Garage and Storage Sheds, Hot Tub and Decked Area, Patio.

Secluded Rear Garden, Front Garden, Generous Driveway Parking.

Services - Mains Drainage, Mains Water, Electricity, Oli Fired Central Heating.

Local Authority - Cherwell District Council.

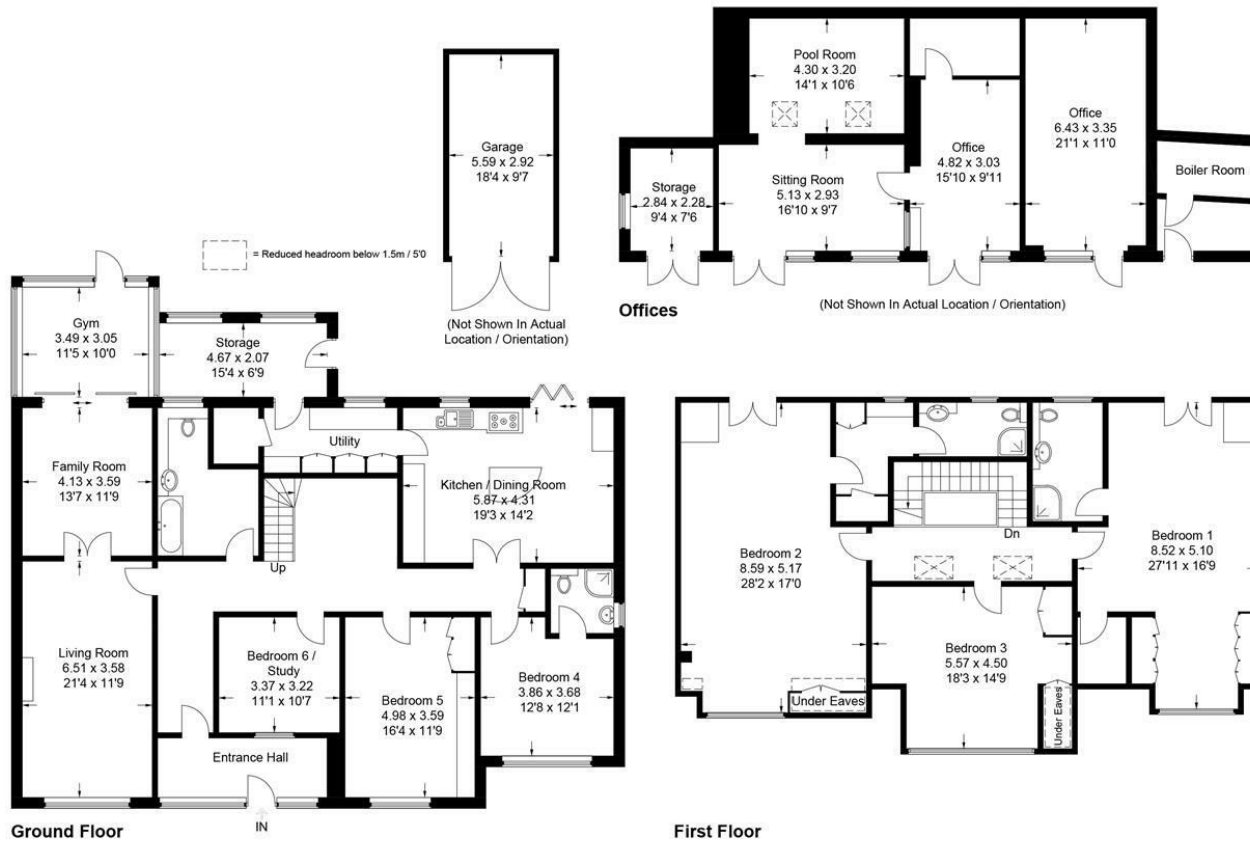








Approximate Gross Internal Area  
 Ground Floor = 196.7 sq m / 2,117 sq ft  
 First Floor = 139.2 sq m / 1,498 sq ft  
 Offices / Boiler Room = 89.5 sq m / 963 sq ft  
 Garage = 16.2 sq m / 174 sq ft  
 Total = 441.6 sq m / 4,752 sq ft



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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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