

6 CASTLE FIELDS

ARDLEY

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Ardley

This charming three/four-bedroom detached home in Ardley offers spacious, flexible living ideal for families or remote working. Set over two floors, it features a bright open-plan kitchen/dining room, cosy living area with a fireplace, a study/fourth bedroom, and a utility/home office. Upstairs, the main bedroom has an en-suite (converted from a fourth bedroom), plus two more bedrooms and a family bathroom. A lift offers accessibility between floors. The secluded rear garden, with mature trees and a terrace, is perfect for relaxing. Located in a peaceful village with excellent amenities and transport links, it's just 4 miles from Bicester North station

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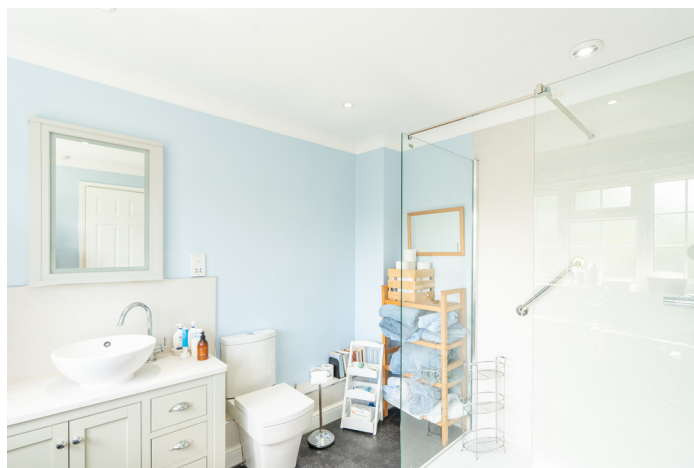
GUIDE PRICE

£425,000

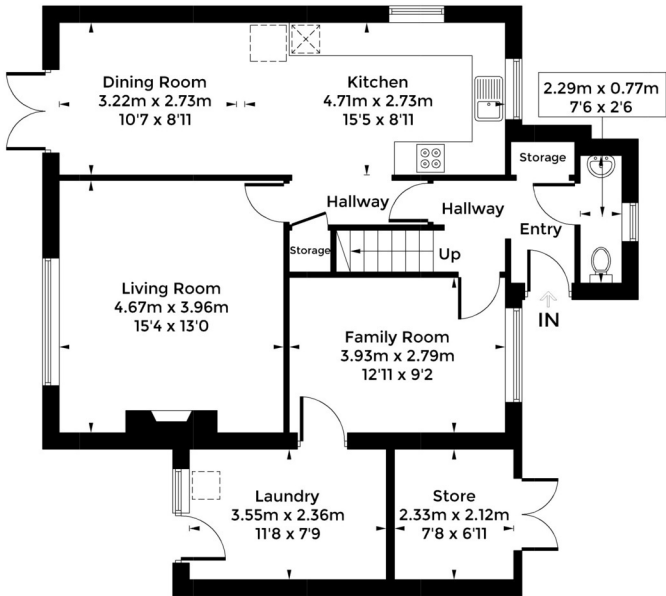


Private garden

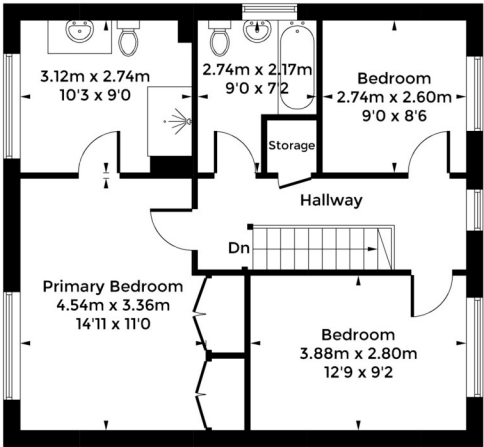




Approximate Gross Internal Area = 133.9 sq m / 1441 sq ft
Store = 5.0 sq m / 54 sq ft
Total = 138.9 sq m / 1495 sq ft



Ground Floor



First Floor



Council Tax:
Band D

Parking:
Driveway parking

Local Authority:
Cherwell District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

LOCATION COMMENT

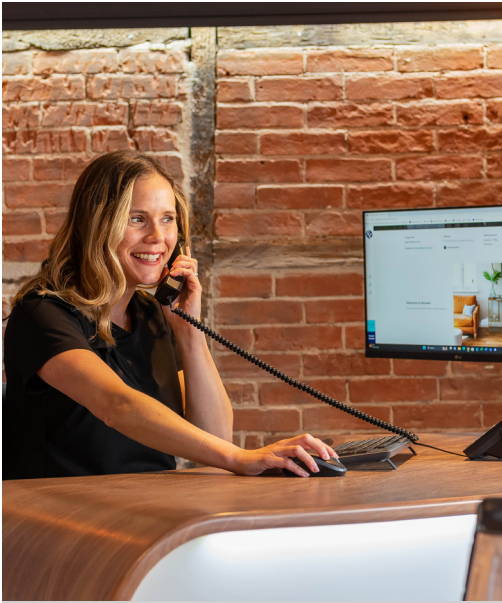
Ardley is a charming village surrounded by rolling Oxfordshire countryside and benefits from an active local community, village hall, football pitch, playing fields, and an excellent children's play area. Everyday amenities, including a good primary school, shop, and post office, are available in the nearby village of Fritwell.

Commuters will appreciate the superb transport links: the M40 (Junction 10) is just a 4-minute drive away, and Bicester North station—with fast trains to London Marylebone—is only 4 miles from the property.



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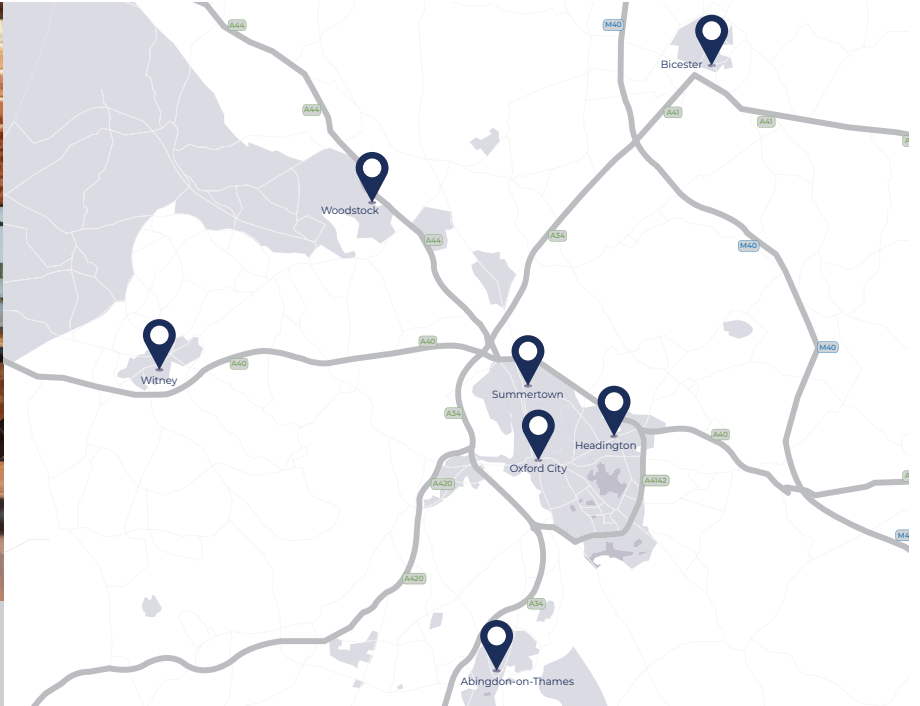
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