

SOUTH MEADOW

AMBROSDEN

Breckon & Breckon
est. 1947

South Meadow

Ambrosden

This beautifully presented four-bedroom home offers a versatile layout over two floors, ideal for modern family living. Tucked away off a quiet one-way street in the popular village of Ambrosden, the property enjoys close proximity to excellent local amenities and schools. Early viewing is highly recommended.

The welcoming entrance hallway leads to a well-proportioned sitting room, filled with natural light from a large bay window. A separate formal dining room with double doors opens onto the private rear garden, perfect for entertaining. The spacious kitchen provides ample storage and worktop space, complemented by a utility room with side access and a convenient downstairs cloakroom.

Upstairs are four bedrooms, including a luxurious master with vaulted ceiling and ensuite, alongside a modern family bathroom. Outside, there is a garage, driveway parking, and a generous garden with patio and gated rear access.



Private Garden

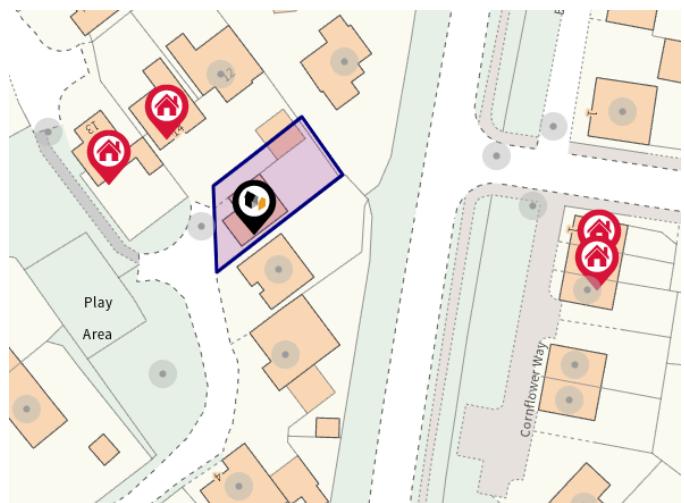
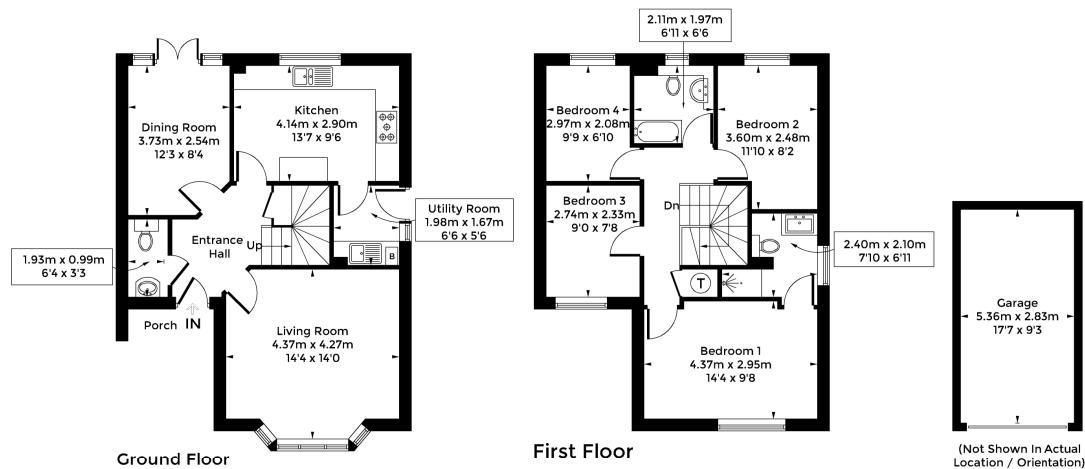
GUIDE PRICE

£495,000





Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft



Council Tax:
Band E - £3,011.40

Parking:
Driveway

Local Authority:
Cherwell District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOCATION COMMENT

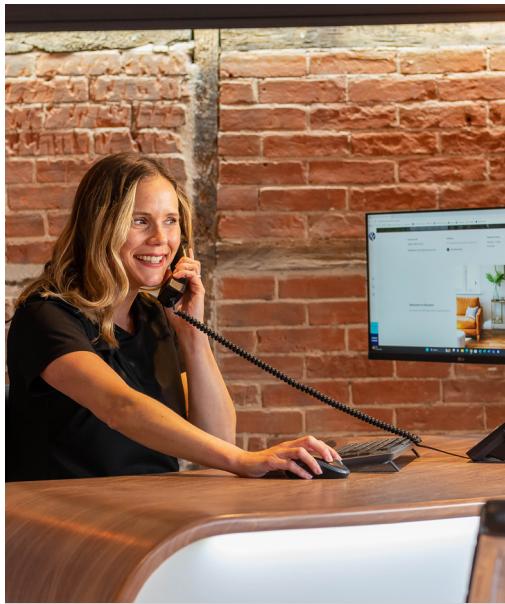
Ambrosden is a small, peaceful village located in the Cherwell district of North Oxfordshire, 3 miles south of Bicester and 13 miles north of Oxford.

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. Bicester town centre offers a great choice of restaurants, a cinema and Sainsbury's supermarket. 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 on the edge of the town.



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Sharing a single database of buyers ensures maximum exposure for our clients.

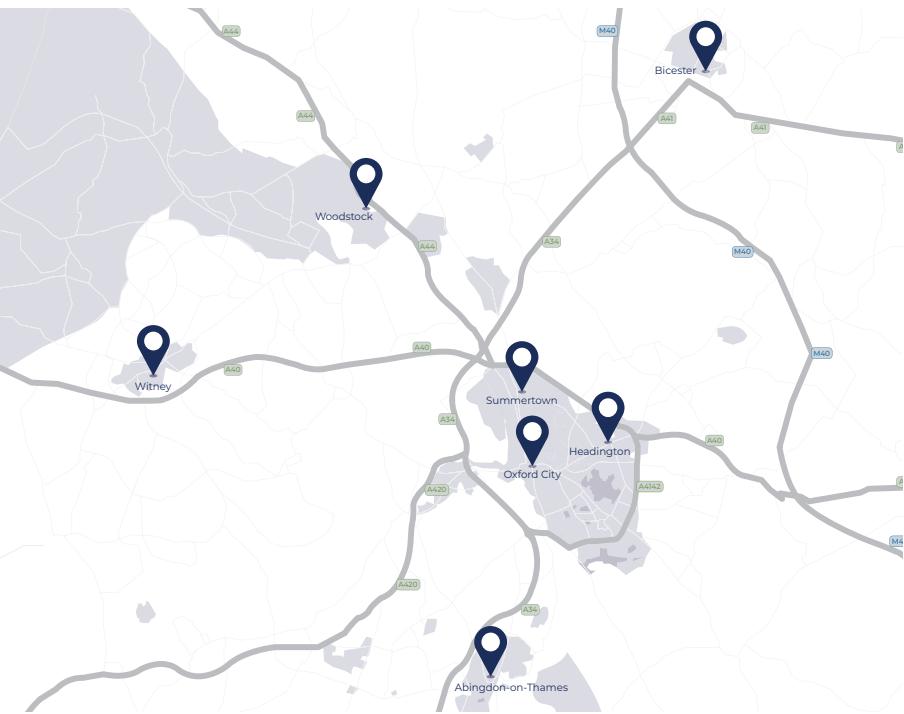
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