





**Set in a generous plot with pretty gardens and ample parking including a garage, an extended and much improved house with up to 4 bedrooms and 2 receptions, plus a lovely, modern kitchen/ breakfast room. & utility.**

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Launton is a village favoured by many who want the convenience of Bicester without living in a town. It has a thriving community, not least because it features all most people want from a village, namely a good school, shops and also pubs. But in addition there is a wide diversity of activities ranging around the village hall and sports pitches, with football clubs, a tennis court, and even an amateur theatre group. Unusually, the village also owns its own wood, Island Pond Wood, bought by village public subscription and planted in 1999. Between its own amenities and its immediate proximity to road and rail commuting, Bicester Village and Bicester itself, it's no wonder the village is so popular.

11 West End has been owned by our clients for a number of years. During their tenure they have spent considerable money and time improving the house. Today it features bright and airy, well finished rooms throughout, in a peaceful position set well back from the village lane and backing onto landscaped garden and woodland. The garden is ideal for growing families and it is also very secluded.

The entrance door leads into a pleasant hallway which includes several store cupboards. Either side are rooms currently used as receptions, but with the flexibility to be used as bedrooms if desired. On the left, the dining room is well proportioned and overlooks the front garden. To the right, the living room is particularly attractive with windows to two sides bringing in great natural light. It is also large enough for a generous suite of furniture. Further down the hall to the right is the first of two bathrooms. It's a surprisingly large space and has been immaculately fitted with a modern suite which includes a shower over the bath.

- Lovely village location
- Bathroom & shower room
- Kitchen/breakfast & utility
- Flexible layout
- Bright living room
- Delightful gardens
- Three/Four bedrooms
- Separate dining room
- Garage & driveway



Woodside 11 West End, Launton, OX26 5DF

Offers Over £500,000

Beyond, the kitchen is positioned to the rear, looking out across the rear garden - perfect for keeping an eye on the children or just enjoying the bird life! The suite is recent and very stylish, with a generous range of units running down two sides but leaving ample space for a family breakfast table in front of glazed double doors that invite the garden in, hence are rarely closed in the summer. Off to the side there is also a utility room plumbed for washing machines etc, which takes a burden of storage space away from the kitchen.

On the ground floor to the left of the hall is a passage to the stairs. To the rear, a door opens into a rather grand bedroom. At the entrance, the dressing area features a wide array of wardrobes to both sides. This leaves a bedroom behind that is almost square hence an ideal double bedroom space. It also overlooks the garden behind. Up the stairs, there are two further bedrooms, both of which are surprisingly large. To the rear, an eaves room with a roof window extends to some 14 feet in width - a great double. To the front, an even larger double has a window over looking the front garden. This is a bright, spacious and appealing room, with several built-in wardrobes taking care of most storage needs. Serving the pair, a modern shower room has been created with a white suite and generous shower.

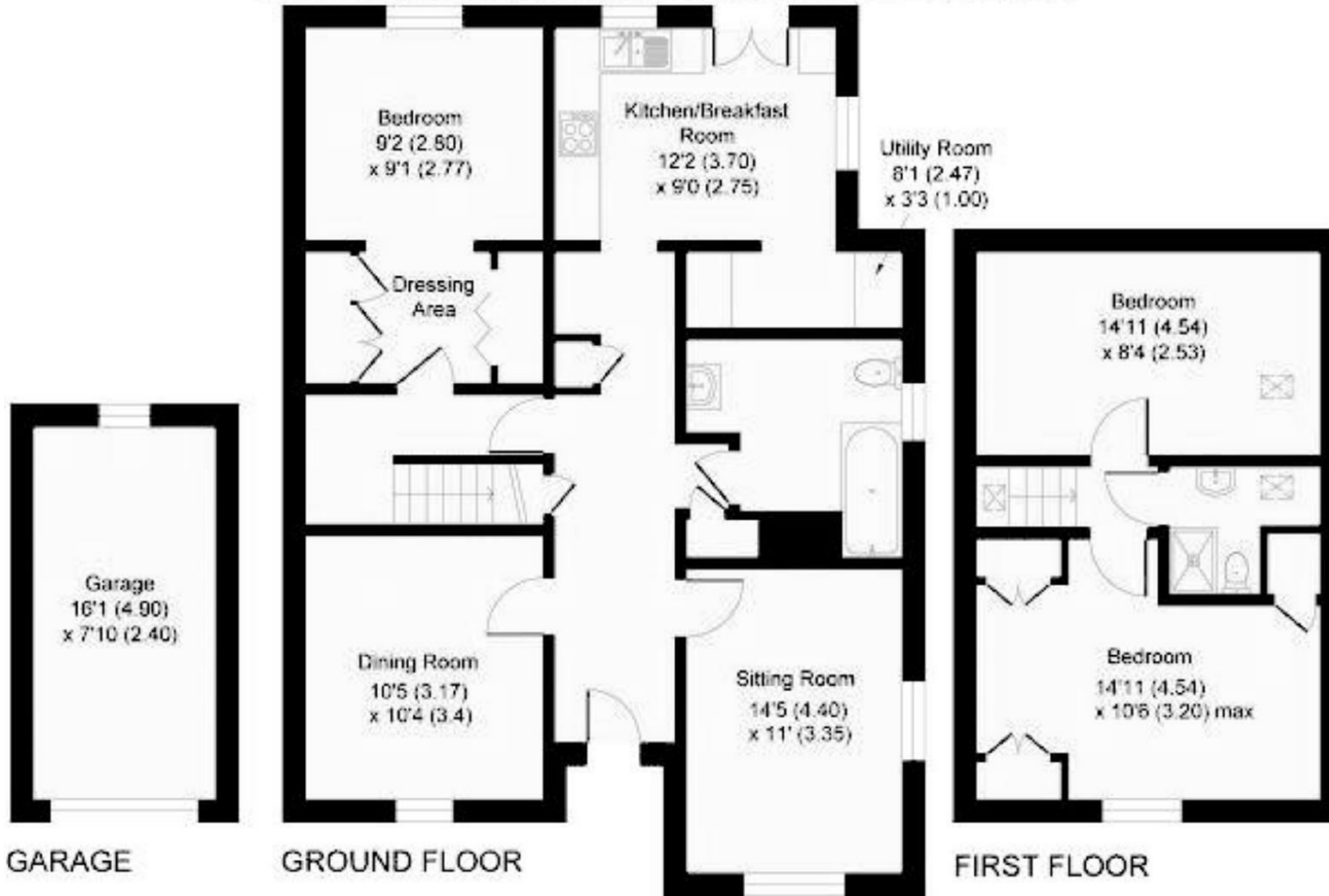
Outside, the plot is excellent. To the front, a driveway entrance leads to a wide gravel parking area, and this parking extends down the side of the house to the garage. There are timber fences to both sides and borders contain a wide diversity of plants and shrubs, with several trees. At the rear, a secure gate leads into a particularly generous garden that is mainly lawn but also contains some pretty borders and several trees. There is a terrace behind the house, and past the garage the garden widens out to provide wonderful space. It's a tremendously peaceful and light, a really calm and positive space that the current owners have enjoyed immensely.

Mains water, electric, oil c.h.  
Cherwell District Council  
Council tax band E  
C.£2,692-99 p.a. 2023/24





APPROX. GROSS INTERNAL FLOOR AREA 1324 SQ FT / 123 SQ M



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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