



## When you receive a paragraph from the seller entitled "Why Juniper Gardens is the only place to live", scepticism might be reasonable - until you read it!! Great house, great location...

A warm and comfy family house nestling near the end of a quiet cul-de-sac. Lovely condition throughout, generous parking and a lovely garden, with fantastic local amenities ranging from school and shops to pubs and tennis courts just nearby. NO CHAIN.

Bicester is perhaps one of the most attractive towns in the South of England. The burgeoning community has seen an increase in every amenity at great speed in recent years and hence today this is a thriving town with huge opportunity. Good local schools, a new cinema, restaurants, parks, not to mention Bicester Village (a remarkably successful factory outlet for luxury goods, visited from worldwide), plus the fast train into London Marylebone and M40 access all conspire to make this an amazing place to live.

"Why Juniper gardens is the only place to live"!

The property is located in a quiet cul de sac with no through traffic and is accessed via Southwold's only tree lined road, which gives a more spacious feel to this end of the estate. We are a mere 6 minutes stroll away from Southwold primary school which has a good Ofsted rating, next door to which is Bubbles preschool which is an Ofsted outstanding provider. The school also has a nursery setting. Our local amenities, shop/hairdresser/takeaways are next to the school. We are a short stroll to the Bure pub and more importantly the Wriggly Monkey Brewery tap room! Being a resident of Southwold gives you discounted entry to the events at Bicester Heritage. And there are even 3 tennis courts at Caversfield are a 15 min walk. Bicester town centre is a 10 min bike ride away or 20 minute walk. Having the garden quarter to our North means there will be no more development in close proximity to the property. The park is roughly 4 minutes away from the house for the boys to practice rugby. The houses within the estate are predominantly owner occupied. Finally Bicester north train station is 15 mins walk away.

And once inside, the experience is very positive. The entrance hall is ideal for those moments coming into the house with a bag of shopping in the rain... This then leads into a lovely, warm and light living room. The vendors have added plantation shutters to the front, a quality addition that also negates the need for curtains. It's a great room, large and comfy with a fireplace the centre focus, and the vendors have fitted storage units, shelves and seating around the fireplace. The flooring is timber and this continues through the opening at the rear into a light and bright dining space with sliding glazed doors to the terrace and garden beyond. In turn another door leads into the kitchen. Fully fitted on three sides it contains all your could need - but in addition there is a utility room adjacent perfect for extra storage, wet dogs etc! And from here there is both a cloak room and also a side door leading to the garden.

Upstairs the three bedrooms are all well proportioned and light. The main is cleverly designed in such a way to put the large array of fitted wardrobes/ storage to one end in effectively a dressing area, with a semi-separate space for the bed and other furnishings such as a chest. Next door, the en-suite is in excellent condition and very stylish, with little touches such as a table-top sink particularly appealing. The second bedroom is also a very good double and fitted with wardrobe storage to one corner. The smallest is also a useable double room, or a very ample study. And serving all, the bathroom is also presented in immaculate order, mostly tiled and including a shower over the bath.

Outside, the plot is very practical. The house is sat near the end of the Gardens development, and being just one of two on this corner it has a large and practical driveway frontage as well as a good rear garden. The front is part enclosed by a low wall that curves gently round to the right, next to which is a further parking space, and between the two parking areas three or four cars can easily be parked off street. To the rear, various trees and shrubs soften the whole look and feeling of the rear, making it a peaceful and pretty space ideal for a family. Mostly lawn, there is also a terrace behind the house, and access to either side is practical for everything from bin storage to bike storage. And at the bottom of the garden a gate allows easy access back to the close behind.

Mains water, gas, electric  
Cherwell District Council  
Council Tax Band D  
C.£1,974 p.a. 2020/21

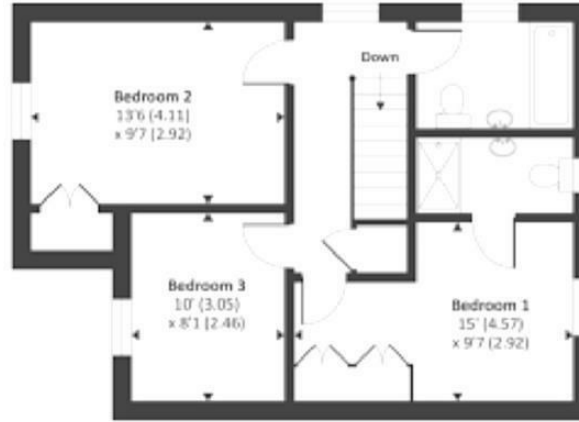
- Three good bedrooms
- Modern kitchen
- Ample driveway parking
- Ensuite, bathroom & cloak
- Utility room
- Integral garage
- Living room & dining room
- Lovely rear garden







Ground floor



First floor

Approx. gross internal floor area 1148 SQFT / 106.6 SQM (includes garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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