





12, Building 32 The Parade, Caversfield, OX27 8AD

Guide Price £350,000

**Stunning architecture ranged around beautiful lawns. No wonder the owners are upsizing in the same development! Fantastic.**

A delicious 2 bed cottage within the fabulous 20+ acre landscaped gardens of the "Garden Quarter", the former RAF Bicester staff quarters. Few developments anywhere can boast such a wonderful mix of architecture and gardens, all just a few minutes from Bicester, London mainline train & road access.

Bicester is one of the most popular towns in the Home Counties, and one of the fastest-growing, due to its unrivalled mix of fast access to Oxford/London/Birmingham, fantastic local amenities including Bicester Village, plus delightful surrounding countryside. Caversfield is a little-known but rather fascinating village to the North edge of Bicester. Dating back well over a thousand years the village has a deep feudal history with much of the land originally owned by a succession of Manorial families. There was little to denote a village until the late nineteenth century, barring the church which dates to the 10th century, and a few houses serving the Manor. Today Caversfield enjoys that ideal mix of being away from a thriving town but so close to it that it can take advantage of all the amenities.

The "Garden Quarter" is so-named to reflect the bestowing of "Garden town" status on Bicester by the Government in 2014. The buildings were originally constructed to provide for the expanding RAF Bicester in the inter-war years. In this remit the Ministry of Works really excelled themselves, with elegant architecture ranged around unusually beautiful and extensive open spaces. Following the closure of the RAF base, the site was converted into the stylish and peaceful development we see today. It is an exceptionally peaceful and relaxed place to be with an ever-changing view across stunning lawns. And on warmer days your hardest decision may be choosing your own terrace or one of the various benches dotted around the grounds as the venue to work from home... Either way, there is nowhere we know offering such a wonderful setting within a reasonable budget.

The approach from the gardens sets the tone for a really special experience. Along the path, past the planted borders, you cross the terrace to your front door. Once inside, the pantry to the left is so generously proportioned it doubles as laundry room as well as offering lots of useful shelving. The main living space is open plan, and all the better for it. The instant first impression is of a stylish and welcoming room with fabulous natural light through large windows, complete with plantation shutters for privacy. It's a sizeable room by most measures, and the unusually high ceilings flatter the dimensions still further.

- Elegant architecture
- High ceilings, tall windows
- Stylish, immaculate bathroom
- Beautifully maintained grounds
- Main bedroom with en-suite
- Terrace overlooking lawns
- Large, open-plan living
- Second double bedroom
- Ample parking



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The room is neatly arranged to provide very specific areas. On the left, the range of kitchen units offers a comprehensive range of storage cupboards, within which a Neff gas hob and double oven are fitted in addition to a fridge/freezer. Turning to the island, the sink sits central to the top, with space either side for food prep, and beneath you'll find a dishwasher in addition to more storage. From here the view out over the extensive lawns must make the washing up a little easier... Beyond the kitchen, the space naturally lends itself to dining at one side (overlooking the terrace) and relaxing at the other. And with all those large windows it's light and positive in almost any weather.

Heading past the kitchen, a hallway leads to two lovely bedrooms and two bathrooms. First on the left, the primary bedroom is a pleasure. The left wall hosts a large bank of wardrobes, providing all the storage you're likely to need, next to an entrance with ample room for a large chest, shelves, whatever you wish. Once in the room itself, the floor area is ample for the very largest of beds, with room to spare so it never feels cramped - a feeling assisted by two bright windows looking out to the terrace. And the ensuite next door perfectly suits this bedroom, offering a smart suite that's simple, modern and immaculate. The whole experience is elegant and relaxing.

Next door, the second bedroom is a good sized double, set up today as a really fine home office. The deep alcove to the right currently houses a free-standing shelf/cupboard unit (not included) hence this space lends itself well to fitting a significant amount of storage of your choice. The light source is unconventional, a light well and Velux window overhead; this provides a fab amount of natural light, especially if working! Serving the whole property, the bathroom is a very good size. Fitted in a similar style to the en-suite, this time the suite includes a bath, overhead which is a thermostatic shower complete with a glass screen.

Outside, we touched upon the terrace outside the kitchen door. In front of the pretty, stone terrace - equally ample for relaxing with a glass of wine or summer dining - a broad area of borders is planted with various pretty shrubs. Beyond it the expanse of lawn is one of the prettiest outlooks anywhere locally, with various trees dotted around and neighbouring buildings far enough away to be pretty without ever feeling intrusive. Around the corner, the property benefits from two dedicated parking spaces, in addition to which there is plentiful visitor parking available.







# BUILDING NO. 32

## Unit 12

2 bedroom cottage  
Total area 71.7 sq m (772 sq ft)



### Plot 12 (Building 32)

|                |               |              |
|----------------|---------------|--------------|
| Living/Kitchen | 17'5" x 18'4" | 5.3m x 5.6m  |
| Master Bedroom | 14'5" x 9'2"  | 4.4m x 2.8m  |
| Bedroom 2      | 8'6" x 10'10" | 2.6m x 11.2m |

All dimensions indicated are approximate and due to the nature of existing buildings are subject to some variation.



Material Information QR Code:



### Energy Efficiency Rating

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

to discuss this property or to arrange a viewing please call, or drop us a line  
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