



25 Cranesbill Drive, Bicester, OX26 3WQ

Offers Over £485,000

**Set in the ever-popular Bure Park, a uniquely large, warm and friendly property with a lovely outlook - the ideal family home**

An extended family house of over 1,700 sq ft and in lovely condition, sat in a sleepy road opposite the park and overlooking trees. Five bedrooms, en-suite, bathroom and cloak room, plus three ample receptions and a spacious kitchen. NO CHAIN! EPC Rating C.

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.

25 Cranesbill Drive is unique in this popular development. Having been extended it provides a level of living space others cannot match, with effectively three receptions as well as a large kitchen and a utility. Our clients have cared for the house impeccably well, with continuous upgrades and improvements. Its position in a sleepy road is very attractive, while still being within walking distance of schools, a local park, great local walks etc. As a practical family home that will look after you as well as making you smile there really is little better.

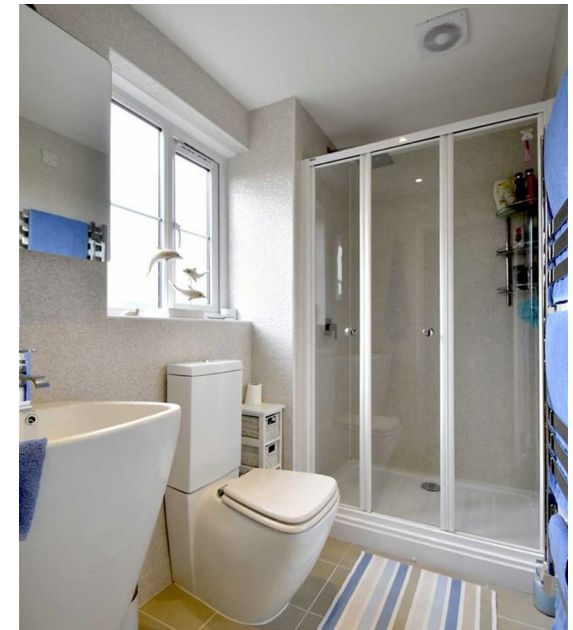
The front door opens into a very broad hallway that is also light. Tastefully decorated and including a laminate floor, this is unusually large, and storage is amply catered for with a double width cupboard. At the rear the stairs rise and curve away, and here there is also a modern cloak room. To the left, the living room is a great size, and well lit by virtue of windows to two sides, both overlooking trees or park land. On the right, the door opens into a large kitchen space. This has been remodelled and opened up to provide a significant living area. The dining room is a great space, more than ample for a table and eight chairs, and it also features a deep store cupboard under the stairs. Open plan to the kitchen, it is perfect for keeping an eye on the children with tea or homework! But it is also nicely separated by a large, modern peninsula. Extensive units provide all the storage you could need, under a worktop that continues all the way down into the utility space - where there is also a second sink plus a glazed door into the garden. The kitchen leads through into a family room. This is a calm, relaxed and bright space with french windows to the garden which are flanked by further floor to ceiling windows, inviting the garden into the room - equally perfect for parties or just enjoying the view.

Upstairs, the landing is also broad, encouraging a feeling of space which is embellished by having a window to the side. The master suite is bright, roomy and well specified, including a lovely en-suite with modern fittings. Two large cupboards provide excellent wardrobe and storage space. The second and third bedrooms are both good doubles, with one in particular featuring a rather unusual dressing area to one end that also includes a large cupboard. The smallest, currently used as a study, is a generous single or guest room that can still ably cater for a double bed if required. Serving all, the family bathroom is smart, mostly white with just a dash of colour, and includes a modern vanity as well as a shower above the bath with a screen.

Outside is equally well presented. The path to the door leads past a hedge so the entrance is discreet. This path also leads to the garden gate on the right as well as a lengthy driveway on the left with more than enough space for three vehicles, in front of the single garage. At the rear, the landscaping and presentation of the garden is impressive. The current owners have arranged a large hot tub (not included) next to a decked area and lawn. This has enabled them to have outside seating, dining etc with space for barbeques, table tennis etc! Its a really secluded, enjoyable space perfect for any family. NB it is worth noting that opposite the house is a park, and behind the hedging there is a lovely play area with swings etc

Mains water, gas, drainage  
Cherwell District Council  
Council Tax Band F  
£2,153 per annum 2017/2018

- Five great bedrooms
- Utility room & cloak room
- Landscaped & mature garden
- En-suite & bathroom
- Family room & doors to garden
- Garage plus ample parking
- Open plan kitchen/ dining room
- Double aspect sitting room





# Cranesbill Drive, Bicester, OX26

APPROX. GROSS INTERNAL FLOOR AREA 1752 SQ FT 162.8 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(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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