









# East Side House, Station Road, Marsh Gibbon, OX27 0HN Guide Price £1,500,000

**Whether you have a growing family or simply love to host gatherings, this house offers the space and convenience you've been looking for, set within almost an acre of land.**

Stunning detached house located in the charming village of Marsh Gibbon. East Side House offers a contemporary design while maintaining a sense of warmth and comfort.

Mentioned in the Domesday Book, the village of Marsh Gibbon is one of the few in the area that boasts all the niceties of a traditional pub, a good first school, and a general store with its own post office counter, in one village. It is surrounded by farmland, with glorious and peaceful walks available in all directions. While rural in all the best sense of that word, for commuters and those looking for good amenities, it is also very well served. Barely 5 miles from Bicester, road and rail access is exceptional with London Marylebone a mere 40 minutes away by train. In many ways it's the perfect family village as a result.

At its inception, East Side House was a completely blank canvas, allowing our vendors the envious opportunity of being able to craft their very own home to their exact requirements. The result is simply breathtaking; a traditional-build home, offering space, practicality and charm. And it's not just the design and scale that impresses, it's also the care and attention that's been applied. It's a very clever house as the ergonomics make it just as interesting as it is practical, a rare feat!

The double doors lead you into a broad and welcoming hallway that instantly draws you in. Aesthetically pleasing to the eye, and immensely practical with a ceramic tiled floor and underfloor heating, it sets the tone for the style and quality to be found throughout. Dead ahead of you the solid oak staircase is a beautiful feature, lit by a vast window just behind it, creating the most stunning backdrop. On the right, the first living spaces are a pair of rooms combined to provide a vast and bright living room. Originally intended to be two (hence two entrance doors) the only evidence is an impressive oak beam frame that has become a lovely character feature of this room. To your right, a rather charming window seat nestles in the box bay that beautifully frames the West facing window. Take a seat for a moment to look back down the room and enjoy the view through the generous space in front of you, taking in the elegant fireplace complete with wood burner, beyond which is your first glimpse of the large terrace that connects this room to the veranda and kitchen.





Back into the hallway, on your left there are a pair of large store cupboards, followed by another delightful living room. This is a fine snug, and a very generous one, with plantation shutters that make it the perfect setting for movie nights. Further along the hall is the stylish WC, followed by the utility room. This is ideal as a dog's lobby as well, with a side door accessing the outside. A range of high quality storage units run the length of the room, complete with space for a washer and dryer, with work surfaces topped off by a sink. The other side of the room houses the boiler, plus underfloor heating controls and hot water tank.

At the end of the hallway you come to the main hub of the house. The door opens into a fantastic, open-plan room that is ideal for modern family life. Your first impression is how spacious and bright it is, a room you instantly want to spend all your time in. At the near end, the space is dedicated to a kitchen with high quality units in a traditional style, offering extensive prep space, in addition to which there is a deep pantry with plenty of shelving offering masses of extra storage. It's all arranged around a central island with yet more storage as well as a practical breakfast bar. Beyond, the room opens out to provide a wonderful day room, currently set up as a large dining room but which could just as easily house easy chairs, TV etc as desired. The mix of lantern roof overhead, a wide rear window (with a fab view of your own land behind), and bi-fold doors all make it such a welcoming and vibrant space to spend time. The various doors to the side all open to the terrace and the veranda that covers it, encouraging use of the outside space as often as possible.

Upstairs, the broad landing is the perfect approach to the five bedrooms, with the large window to the rear providing great light as well as a fine view. All the bedrooms are big, elegant and tastefully styled. Take a left and a mini-landing arranges a pair of bedrooms around a bathroom. Both rooms are particularly characterful, with timber roof joists framing the roof hips. They are both also very well proportioned and quite generous, with even the smaller of the two a very good size. The bathroom that serves them is modern and bright, fitted with a pristine white suite that includes a sink vanity and a bath with a shower overhead. On the opposite end of the landing two more very spacious doubles are also served by their own bathroom. This time a corner shower is fitted rather than a bath, but otherwise it's all presented in a very similar style.

But the star of the show is the main suite, designed to pamper! The entrance has been fitted with built in wardrobes to either side, providing a level of storage Imelda Marcos would be proud of... On your left is the ensuite with rectangle shower enclosure, double sink and WC. You enter the main bedroom area through an archway which opens up, welcoming you to a room so generous that there's room for the very largest of beds with space to spare for sofas, easy chairs, etc. The two velux windows flood in excellent natural light, and are sensibly fitted with blackout blinds. And from the rear window you're instantly charmed by the most delightful view of your own garden plus rolling fields beyond.









Outside, through the veranda you step onto a patio providing the ideal seating area for that morning coffee, with a lawn up to the boundary line identified with sleepers. Past that is the gravelled drive taking you to the triple car port/garage, a large and high quality building that also features a very useful living area upstairs. There is a single closed garage on your right for storage of garden machinery and tools, with a pair of timber doors. Opposite, a further detached timber building features a double car port with electric rolling doors. Above it, a kitchenette, living area and bathroom combine to offer a completely adaptable min flat, perfect for teenager, nanny, or simply a very swish home working space.

On the opposite side of the garden is a further outer building providing ideal space for family entertaining, relaxing and eating with space for the BBQ ensuring that even on a typical summers day no rain will stop play as it is all covered. With a further garage sized storage area secured by double wooden doors. A few planters feature along the side of the lawn with a greenhouse opposite. This area is bordered by a wooden fence, beyond that the garden continues for a further 100 ft or so with a further outer building to your right with a pond on your left.

Back up towards the front of the house, the frontage is a wide gravel "in-out" driveway with space for a number of vehicles, with a wide expanse of lawn either side and a wide stocked border between the gate and front door. The gravel driveway continues through gates on your left, right up to the buildings at the rear.

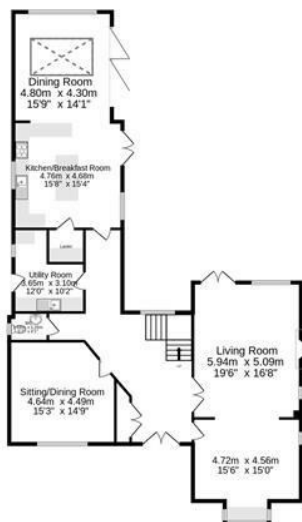
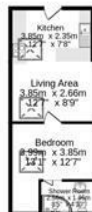
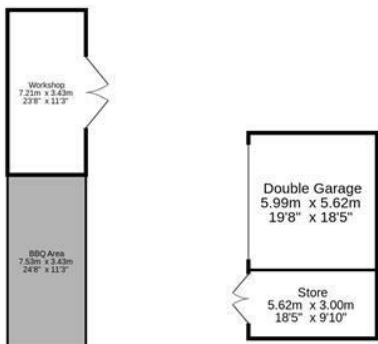
Mains water, electric, oil CH  
Aylesbury Vale  
Council Tax band G  
£3,748.56 p.a. 2024/25  
Freehold





Ground Floor  
228.4 sq.m. (2458 sq.ft.) approx.

1st Floor  
164.9 sq.m. (1775 sq.ft.) approx.



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TOTAL FLOOR AREA : 393.3 sq.m. (4233 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Material Information QR code:



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>77</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	

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