



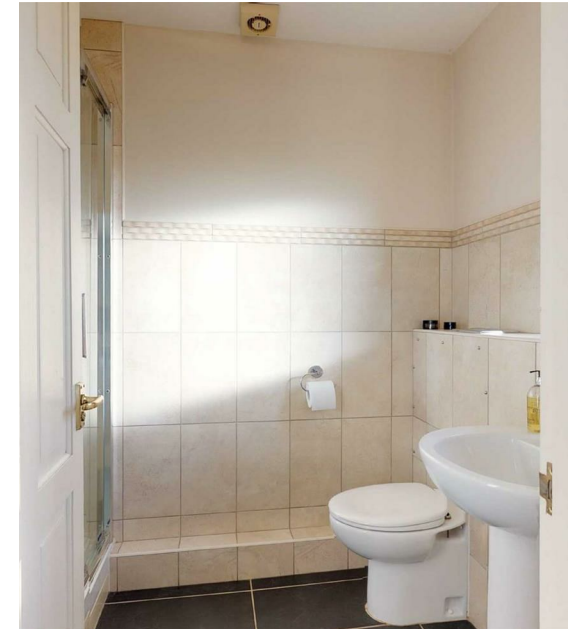


By 6pm on move-in day this house will already feel like home. That is how completely it provides you with everything you need for a lovely, warm family life - and it does it with a fine dash of style.

A warm, comfy and inviting family home of over 1,800 sq ft, cleverly remodelled and beautifully updated by the current owner to a high standard. 4 bedrooms, 3 receptions, lovely kitchen/breakfast room. Peaceful location in a small close, within a quiet village that's ideally placed for Bicester/ Oxford and London.

Murcott is one of a handful of villages edging the RSPB reserve of Otmoor, which with its meadows and reed beds is a paradise for bird watchers and botanists, declared an SSSI (site of special scientific interest). The village is sleepy and peaceful, a place people gravitate to as a retreat from the hub-bub of modern life, but one that is also within swift access of the M40, A40 and A34, not to mention several nearby mainline stations including Islip and Bicester North. Within the village, the Michelin-starred Nut Tree Inn pub/restaurant is a thoroughly pleasurable local hostelry, and there is also a village hall and a small church. Bicester, which is just 7 miles away, contains a wide diversity of amenities from a wide range of restaurants and pubs to a 10 screen cinema, and Bicester Village which is a world-renowned designer brand outlet store. In summary, it's a village offering the best of all worlds.

Colford is part of a small collection of high-quality detached family houses built in the late 1990's to address the dearth of such places available in this village. All the properties are different in both design and the mix of materials, which gives the close a softness most modern developments cannot. Even the driveway through the close is block-paved, imbuing the development with the ambience of a private road. And then there is the house. Our owner has a lovely eye for detail, and their renovations have run through every aspect of the house - this includes adding another reception room. From timber floors in the kitchen and hall for ease of maintenance to an en-suite and bathroom that match in decor, it's all rather effortlessly stylish. With large windows and well-proportioned rooms throughout, the house feels very positive and open. Combine all this with a very good flow and exceptionally practical layout, and it's the ideal family house.



- High quality, recently improved
- Lovely kitchen/dining room
- Garage and ample parking
- Four double bedrooms
- Utility & cloak room
- Peaceful landscaped garden
- Three receptions
- Bathroom and en-suite shower

Colford, 11 Five Acres, Murcott, OX5 2RP

Guide Price £600,000

Opening the front door, your first impression is of a welcoming, wide hallway, with a view right through the double doors into the kitchen and onwards to the garden, making it feel bright and positive. To the right there is a neutral, immaculate cloakroom. Opposite, the first of three receptions is a good size, probably a very useful study space as it's away from the kitchen, overlooking the front garden and driveway through a large window. Beyond, the living room is elegant and a good size, with a pleasant fireplace the central feature. Double doors to the rear are flanked by two full height windows, which invite the garden in at all times of the year with its lovely, peaceful view. Next door, the kitchen is the main star of the downstairs. L-shaped, the breakfast area provides great space for dining, easily hosting a large table and eight or ten chairs. The kitchen area is highly specified with a comprehensive range of units running round three sides including a peninsula, topped off by thick wood work surfaces. The utilities include a range cooker, and to the rear the sink is placed perfectly to overlook the garden. The layout is ideal for family interaction, from Sunday dining together to keeping an eye on homework! Adjoining the kitchen there is also a utility room, with further storage and another sink, plus a door to the side for isolating wet dogs (or children!) to the utility space only. Completing the downstairs, the third reception has been created by conversion of the second garage. It elevates the useability of the living spaces to a great degree by ensuring all the family can have a separate room to retreat to if desired, something few houses at this price can offer.

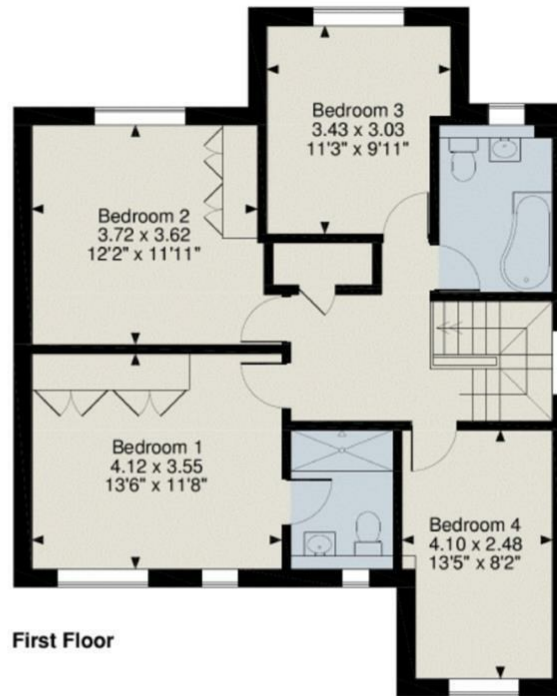
Upstairs, four bright bedrooms range off a wide landing. The master is peaceful and sizeable, overlooking the quiet close to the front. Wardrobes provide generous storage all along one wall, and the size of the room leaves masses of space for chests, a dressing table etc, quite aside from side cabinets. In addition, the en-suite is immaculately presented with a high quality white suite, and travertine tiling contrasts perfectly with the smart slate-style floor. Bedroom two is a similar prospect, with large wardrobes freeing up the room, and the view to the rear over the gardens and woodland beyond is a delight. Bedrooms three and four are both doubles, albeit one is currently used as a cinema room. Serving all, the bathroom follows the theme of the en-suite, with a shower bath replacing the shower. Note, the loft above is large hence while we don't imagine most would need to extend into it, the storage provided is significant.

Outside, the frontage is very pleasant, flanked by two stone gate pillars is the entrance to the plot with a gravel driveway providing ample space for at least three cars. Either side is a lawned edge to the plot, further flanked by beds containing a gentle mix of shrubs and flowers. A gate to the right hand side leads down a path to the garden. Cleverly landscaped, the main space is lawn but wrapping around the rear of the house is a terrace that capitalises on the glazed rear doors giving direct access from the kitchen and sitting room. During Summer these are rarely shut, and it is equally rare at that time of year to eat indoors! It's a very tranquil setting.

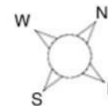
Main water, electric, oil C.H.
Cherwell District Council
Council Tax Band G
£3,046-18 p.a. 2019/20







Approximate Gross Internal Area
 Main House = 1694 Sq Ft/157 Sq M
 Garage = 129 Sq Ft/12 Sq M
 Total = 1823 Sq Ft/169 Sq M



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

to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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