





5 Orchid Close, Bicester, OX26 3WT

Guide Price £675,000

**Light, bright, spacious, a really great family home in lovely condition - ready to move into and enjoy immediately**

A generously proportioned (2,250 sq ft) five bedroom house presented in excellent order & sat at the bottom of a small cul-de-sac, hence quiet with no passing traffic. Two en-suites, large kitchen/ breakfast plus a separate utility room, two garages (one used as a gym) and generous parking.

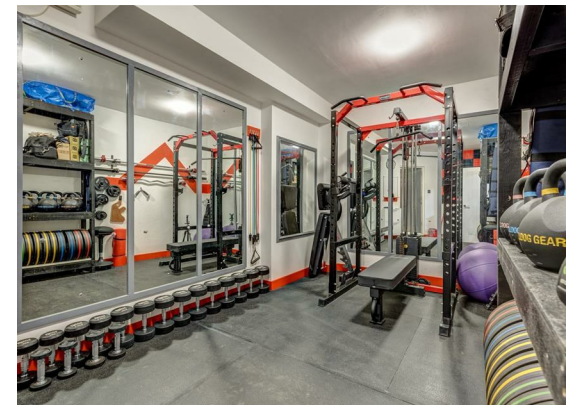
Bicester is perhaps one of the most attractive towns in the South of England. The burgeoning community has seen an increase in every amenity at great speed in recent years and hence today this is a thriving town with huge opportunity. Good local schools, a new cinema, restaurants, parks, not to mention 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.

5 Orchid Close is one of only two such houses in the family-friendly Bure Park development. Unusually, it is a five bed with all bedrooms being surprisingly large, hence it caters for a sector of the market often overlooked. Our clients have cared for the house impeccably well, with only recently some redecoration including carpets. Its position in a close ensures no passing traffic, while still being within walking distance of an excellent local childminder, a 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. And it's worth noting our vendors had planned never to leave but suddenly found a house that offers a complete change of lifestyle - hence the unfinished planters you see in the photos but we can either finish for you or remove!!

The front door opens into a surprisingly large hall, off which all rooms are reached. Immediately right, the first of the receptions is a fine snug or TV room, and bright by virtue of a large bay window. There is a rather attractive timber stair to the side of the hall, next to which is an immaculate cloak room, and under it is a vast store cupboard that reaches right under the treads.

Ahead the kitchen has been cleverly remodelled. Initially the dining room and kitchen were separate, but these have been amalgamated to provide a delightful family space where dining, homework, all the usual daily routines are amply catered for. The kitchen includes a lovely range-style cooker, and the whole room has an expensive Karndean floor, an extremely hard-wearing surface for ease of use. To the rear of the dining area, the glazed doors open onto the terrace and garden. Flooding the room with great light, it's also ideal for encouraging summer dining. And quite apart from that, the view over the garden is relaxed and pleasant.

- Five large bedrooms
- Utility room, cloak room
- Pretty & mature garden
- Two en-suites plus bathroom
- Living room with doors to rear
- Double garage plus parking
- Kitchen/ dining room
- Study with bay window
- Lovely, quiet location



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On the left is the living room. Just as the rest of the house, this is immaculate, with an attractive fireplace to one wall and doors to the garden. Such is the size it takes practically any suite of furniture with ease, making it a wonderful space for the largest of families (and some pretty fantastic Christmases!). Also on this floor, the last door from the hall enters into a double garage. Our vendors provide online fitness training hence have added a stud wall between the garages and a false wall behind one of the garage doors, easily removable, to create a very professional gym. Both garages are equipped with power and two separate front doors hence the mix of uses one or both could provide is broad.

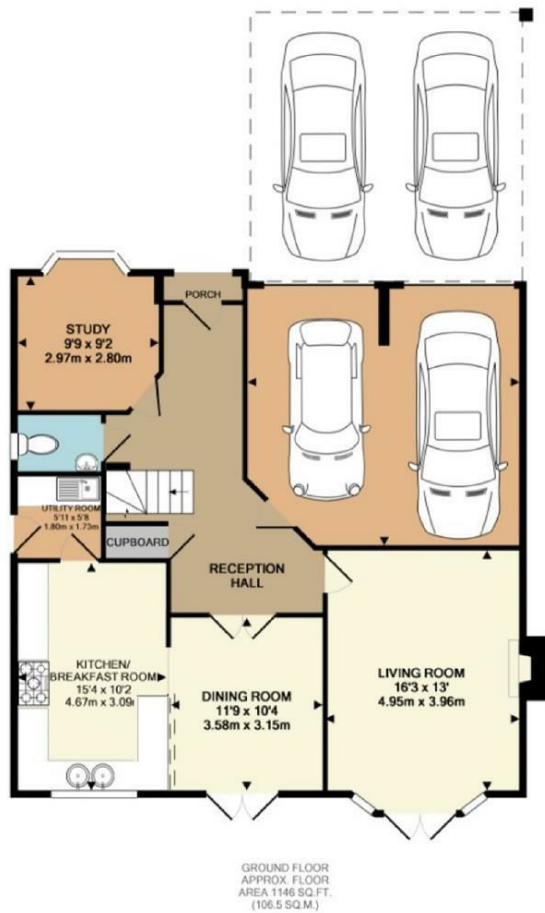
Upstairs, the first surprise is the landing, which is vast and could accept a lot of furniture itself! All rooms are ranged round it with a feeling of huge privacy afforded by the distance each are from one another. The first of two en-suite bedrooms is the main, a lovely room with two windows keeping it brightly lit, and a large range of built-in storage. As you can see there's so much space the vendors have a sofa at the end of the bed. To the side the en-suite shower is neutral and attractive, stylishly refitted in more recent times to include a thermostatic shower over a wide pan. Bedroom two is similarly equipped, and even longer at nearly 16 feet, also fitted with a full bank of wardrobes and storage to one wall, and also including an en-suite. The three further bedrooms are all great spaces, even the smallest a good double that has its own fitted storage. Serving all is a bathroom equipped for all tastes, featuring both a bath and shower, and this has been refitted hence the suite is bright and modern. Also worth mentioning is the loft which is partly boarded and equipped with a pull-down ladder as well as lighting.

Outside the space is generous. At the front, the driveway is block-paved for ease of maintenance, and ample for a number of cars in front of the large garages. Access to either side runs round to the rear garden which is mature, mainly lawned with a terrace immediately behind the house. The whole space is open and light, pretty with various shrubs and trees around the edges making for a soft and inviting look. It's a generous garden size for the type of property, more than easily able to swallow the inevitable family trampoline and leave ample terrace for the barbeque! There are also power sockets outside in addition to a water tap.

Mains water, gas, drainage  
Cherwell District Council  
Council Tax Band F  
£2,781.79 p.a. 2023/24  
Freehold







5 ORCHID CLOSE, BURE PARK, BICESTER, OX26 3WT  
TOTAL APPROX. FLOOR AREA 2250 SQ.FT. (209.0 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	70	
(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

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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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