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30 Browning Drive, Bicester, OX26 2XN

Guide Price £475,000

## A large bungalow in an unusually good plot with huge scope for improvement/garage conversion

A lovely, quiet corner plot with secluded gardens wrapping around three sides. Three spacious double beds with over 1,600 sq ft of internal space including a garage with conversion potential (subject to consents), three receptions inc conservatory, shower and separate toilet.

Kings Meadow is one of the older, more established suburbs of Bicester. It is quiet and peaceful, at the same time as being close to all of the amenities that Bicester has to offer. Within Kings Meadow there are pubs, a primary school, social club, shops etc. And you're just a few minutes away from open countryside, too.

Number 30 has been in the same families ownership for some time. Unlike most, it sits in a sizeable corner plot. And with a mature hedge that wraps around most of the frontage, it's extremely private. The bungalow has been extended with a very spacious conservatory at the rear which, as it's South-facing, is deliciously bright and light. And there's plenty of scope for further changes either simply by updating the internal decor, or perhaps amalgamating the garage and store room behind into the main house - which would significantly increase the living space and/or perhaps add a fourth bedroom.

The entranceway leads into a broad hall, with the dining room to the left overlooking the peaceful and mature front lawns. Behind, the kitchen is a good size with units wrapping round three sides then connecting with a breakfast bar. The sitting room sits just to the rear of the hallway, with a window and glazed door to the rear making it very light. It is a generously proportioned space, nearly 19 feet long, complete with a fireplace on the right hand side. And the conservatory behind it as previously mentioned, is broad and bright with a lovely view South-facing across the gardens.

- Large corner plot
- Secluded gardens
- Three double bedrooms
- Conservatory
- Living & dining rooms
- Kitchen/breakfast room
- Shower room, further toiler
- Garage ripe to convert (STPP)
- Ample driveway



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The house is equipped with three generous double bedrooms, situated to the right-hand end. All three are very good double rooms and all feature pretty views with two overlooking the lawns at the front, kept usefully private from the road outside by the mature hedge. And the largest of the bedrooms sits to the rear looking out over the rear garden. A shower room serves all three, and this has been refitted in recent years. Next door to it there is also a further toilet complete with wash handbasin.

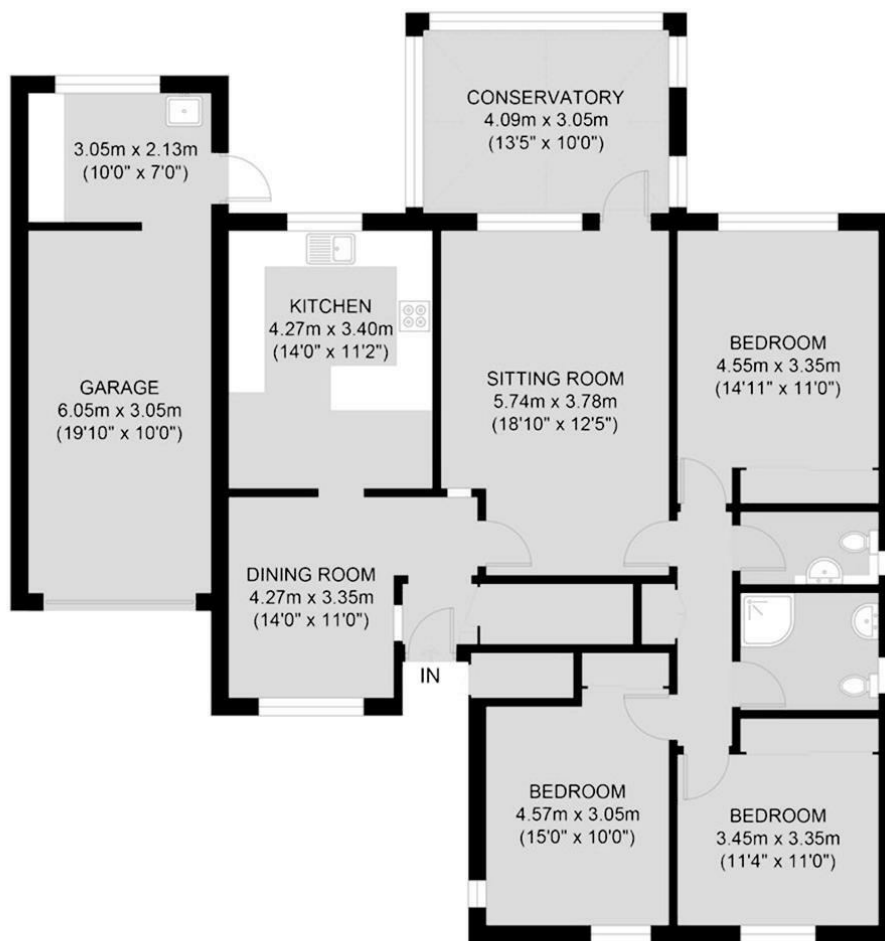
Outside, the driveway to the front offers ample space for at least two vehicles, behind which the garage is very sizeable, larger than most. A storeroom to its rear provides yet more space. We see no particular reason, subject to planning consent, why the garage and storeroom could not be amalgamated into the main accommodation. This could offer significant extra living space if desired; please ask if you would like our assistance in looking into this further.

As previously mentioned, the plot is particularly generous, with a garden that wraps round three sides of the house. At the front, a pretty stretch of lawn runs between the house and the front hedge, past various pleasant, mature, shrubs and bushes, and where the hedge curves round to the right there is also a gate that takes you through to the back garden. The path runs through a broad lawn on the right, with a greenhouse just to the side, beyond which the lawn runs up to a timber summerhouse. The path continues round the conservatory to a small terrace area between it and the store room. It is deliciously mature and peaceful garden, a lovely sun trap with a wide array of pleasing flowers and shrubs.

Mains water, electricity, gas CH  
Cherwell District Council  
Council tax band D  
£2,276-01 p.a. 2023/24  
Freehold







#### GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1,611 SQ FT / 149.7 SQ M  
(INCLUDING GARAGE)

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>83</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>67</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 |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

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)

**01869 343600**

<https://www.cridlands.co.uk>

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