





Foxhaven 89 Mallards Way, Bicester, OX26 6WT

Offers Over £375,000

Wonderful flexibility to suit any growing family. Ready to go "as is" but equally suitable to add your own style.

A roomy and light townhouse offering a flexible layout with up to 4 bedrooms, plus the added benefit of an insulated garden office and separate garage. Up to 2 receptions, en-suite to main bedroom, bathroom & cloak room. New Langford offers excellent amenities and easy commuting.

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. New Langford is a smart suburb of central Bicester, quiet and sleepy with excellent school catchments plus many amenities ranging from a popular local pub to Tesco's Express, a Doctor's surgery, parks and wonderful open spaces. It's also just a short walk from the town centre as well as Bicester Village rail station, with it's swift and frequent service into Central London.

Foxhaven was bought new by our clients and it has cared for their family right through from birth to leaving home, a wonderful testament to the practicality of both the house and the area. It's surprisingly roomy, light and also quiet. But unlike most it also has both a garage and a detached home office, providing huge flexibility for home workers, hobbyists or just those wanting a range of storage. It strikes a wonderful balance between value for money and quality of life for any family.

The front door heads into a lengthy hallway, with an instant view at the rear out to the garden through the double doors at the back of the kitchen. The stairs head off to the right, and beneath them is first a deep cupboard and beyond that a useful cloak room (one of three washing facilities in the house). Take a left and the first of two receptions is currently used as a mix of dining room and music room, but equally it could be a great fourth bedroom if needed. At the rear of the house, the kitchen centres around a high quality 5-ring Rangemaster cooker. A generous spread of units provide excellent storage on all four sides, and include the modern double-fronted US-style stainless steel fridge/freezer. Glazed double doors to the rear ensure an abundance of natural light, as well as providing great access to the garden.

- Great location near amenities
- Bathroom, en-suite & cloak
- Useful insulated outside office
- Light, bright and inviting
- Two well-proportioned receptions
- Easy maintenance rear garden
- Three ample bedrooms
- Kitchen/diner overlooks garden
- Garage & parking



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Head up to the first floor and the smallest bedroom sits off to the left. Smallest does not mean small, however! It's a good double room, complete with generous built-in storage, and the view to the front is pleasant, the opposite neighbours set far back against a backdrop of mature trees and shrubs. To the rear, the second of the receptions is also the largest. Usefully well proportioned it's light and bright, with a Juliet balcony beyond a pair of glazed doors affording a relaxed view of the gardens behind.

The top floor provides two further bedrooms. The first to the rear offers a similar space to the bedroom on the first floor, this time with a far-reaching view out over the neighbouring properties to the rear and land beyond. There's also a deep cupboard in the alcove behind the door. And at the front, the main bedroom is the best of all, with great proportions and generous storage cupboards, in addition to which the en-suite shower nestles in the corner. And finally a family bathroom completes the upstairs with a white suite that includes a bath with a thermostatic shower.

Turning to the outside, the house sits well back from the road behind a generous block-paved mix of parking and turning area, enclosed with low walls and railings, serving just four properties. The garage is the right hand of the two on the right hand side, with power attached as well as storage in the pitched roof above it, and tandem parking to the front also includes an EV car charger hook up.

A path on the left of the garages leads round the back of the neighbouring garden, culminating in access to ours via a timber gate. As the owners have a hot tub, dogs, decking etc, the main space is covered with artificial grass for easy maintenance, albeit this could be removed if required. A pergola spans the space above the hot tub, attached to the roof of the office. This is a substantial, well insulated and very effective office space ideal for home workers, complete with a hard-wired data connection back to the house for the fastest broadband.

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

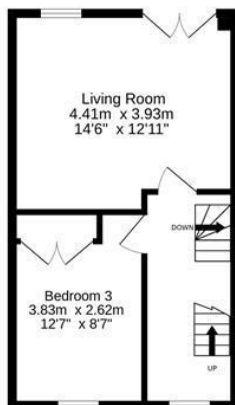
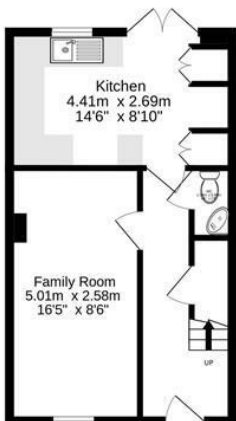




Ground Floor
53.0 sq.m. (570 sq.ft.) approx.

1st Floor
34.1 sq.m. (367 sq.ft.) approx.

2nd Floor
33.8 sq.m. (364 sq.ft.) approx.



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TOTAL FLOOR AREA : 120.9 sq.m. (1302 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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Energy Efficiency Rating

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

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to discuss this property or to arrange a viewing please call, or drop us a line
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