





12 Lavender Road, Ambrosden, OX25 2DN

Offers Over £550,000

It's hard not to sound gushy when a house impresses us this much. Just the best mix of modern design, traditional style and intelligent planning.

A charming modern stone house with some wonderful, intelligent upgrades, sitting on the edge of the development in this welcoming village just a few miles from Bicester. Just under 1,700 sq ft including 4 beds, 2 en-suites, 3 receptions, a wonderful garden, and ample parking inc a detached garage.

Ambrosden is a village just three miles from Bicester, probably dating back to Roman times, with a lovely parish church, St. Mary the Virgin, itself dating back nearly 1,000 years. Today the village has a mix of older houses and more recent additions, with a good community. And unlike many villages it features a pub, Post Office, school, even a hair salon and a local garage! Commuting access is fantastic with Bicester North and the M40 both just a few miles, in addition to all the facilities Bicester itself has to offer.

Number 12 is one of a small development of rather pretty detached houses, some stone, and some brick, sitting on the edge of a small village just to the East of Bicester. Unlike many modern developments, this is intelligently designed with generous open spaces and sensitive landscaping. Since their purchase, our vendors have made an excellent job of addressing many of the practicalities that developers just don't think of themselves. Hence, the great design, and the flow of the interior, is now embellished by the clever and extensive addition of store cupboards, wardrobing, plus the remodelling of both kitchen and utility. The result is a pristine and attractive house that's also deliciously easy to live with.

The open porch is attractive and welcoming, under which a smart, composite door opens into a broad hall that stretches right through to the living room. Immediately, this feels like a very inviting and bright house, a positive place to spend time. The herringbone floor runs throughout the downstairs, a feature reminiscent of traditional village cottages. Dead ahead, the stairs gently rise away from you, with deep store cupboards beneath and a smart cloak room behind. The cloak follows the cottage theme, with traditional style panelling running to chest height round all the walls.

Next door, the dining room now features a range of store cupboards running down the entire left wall, topped off with a broad shelf. Cleverly, the units only occupy the lower half, keeping the room its original dimensions at eye level - a neat touch maximising the feeling of space. In any case this room is a very good size, perfect for family dining and noisy Christmases! And the view to the front over lawn to the hedgerow opposite is pleasant and peaceful.

On the opposite side of the hall, the kitchen is fantastic - bright and airy, which has been accentuated by the sky lights. The original range of units, already comprehensive, is now joined by matching items running along the left side before turning into a peninsula. This gives the room quite extraordinary amounts of useful storage, as well as providing a natural separation between the kitchen and the dining end. Our vendors have also added bespoke bench seating, topped off with fitted cushions, creating a relaxed space that's exceptionally light.

- Great style & great flow
- Two ensuites & bathroom
- Detached garage, ample parking
- Intelligently upgraded
- Three receptions
- Beautifully landscaped south facing garden
- Four generous bedrooms
- Wonderful family kitchen



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In addition to what the kitchen offers, the utility room has been transformed with units down the right hand side that culminate in a clever eyelevel fitment for a washing machine-no more crouching down! At the end of the room, the Belfast sink sits neatly in front of the side window. And at the entrance, even the dog gate is a bespoke timber item far more attractive than the usual plastic and metal variety! As with elsewhere in this house, it's these finer touches that make all the difference.

The last of the downstairs rooms is a triple aspect, sitting room at the end of the hallway. French windows flanked by further glazed panels. Instantly provide a lovely view of the terrace and garden beyond. The fireplace has no flu above it, hence the stove you see here is an efficient electric item, giving it a traditional cottage feel. More built-in shelves in storage have been added in the alcove, and TV connections are hidden in the wall of the fireplace.

From the hallway, elegant spindles topped off with a smart bannister flank the stairs running up to the landing. There are four bedrooms here. Dead ahead, to the rear, the smallest has been purposely fitted out as a study/home office, with a space between the units for a desk in front of a window, beyond which you can see fields between the neighbouring houses. That same view is a main feature of the double bedroom next door, currently used as a nursery. It's also double aspect, hence light and bright. Both bedrooms are served by a bathroom so well specified it even includes an enamel bath!

The two main double bedrooms are both ensuite. The first, above the dining room, is immaculately presented, with wardrobing retrofitted across the far wall, and shelves at the end. The ensuite includes a shower with a large "soaker" head above. Opposite, the main bedroom includes another ensuite shower with similar fittings, but in a slightly different style. This double room includes wardrobing flanking the ensuite door on either side, leaving an intelligent space ideal for dressing.

Turning to the outside, it's important to note that the house does not suffer from passing traffic as it's sat at the end of the cul-de-sac, beyond, which is just a path. A broad expanse of lawn runs across the full width of this and the adjoining houses. The roadway outside is block paved, running up to your own driveway, behind, which is your detached garage. The central path leads up to the front door, flanked by pretty borders and grass.

From the house, a gate leads in from the driveway to a terrace that has been beautifully landscaped, with seating areas behind the kitchen, sitting room, and also a barbecue area with fitted bench seats behind the garage! A pleasant central lawn flanked by neat borders where various trees and shrubs are quickly maturing. It's a deliciously intimate and well planned space that feels so inviting, we didn't want to leave! And following the theme of practicality inside the house, the detached garage is a good size, fitted with mains power, and there is a tall loft above that is ideal for storage.

Mains water, electric, gas
Cherwell District Council
Council Tax band F
£3,148.37 p.a. 2023/24
Freehold
Annual service charge circa £300





Ground Floor
89.9 sq.m. (968 sq.ft.) approx.

1st Floor
66.0 sq.m. (710 sq.ft.) approx.



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TOTAL FLOOR AREA : 155.9 sq.m. (1678 sq.ft.) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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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