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1, Wetland Drive, Launton, OX26 5AN

Offers in excess of £625,000

A stunning four double bedroom executive family home, with a light and spacious living accommodation arranged over two floors, with the benefit of a detached double garage in the popular village of Launton.

A beautiful modern family home, constructed in 2021 ideally positioned in this popular development.

The spacious entrance hall leads on to a fabulous kitchen/dining room, which overlooks the rear garden.

Fitted with a generous number of floor and eye-level stylish units, integrated appliances, a water softener system with a filtered water tap. The kitchen is complemented by plank tiled flooring.

There is plenty of room for a large dining table and chairs, with French doors leading to the patio and full-length windows it really is a lovely space for both casual and formal dining with friends and family.

From the kitchen you can access the useful utility area.

The Living room also runs from the front to the rear of the property, so has the benefit of plenty of natural light from a large window to the front and French doors leading to the garden at the rear.

The study has a large bay window along with a window which overlooks open fields to the front making for a lovely space for those who work form home.

A cloakroom accessed from the hallway completes the ground-floor accommodation.

On the first floor, there are 4 double bedrooms, and a family bathroom. Each of the bedrooms boast fitted wardrobes, making for practical family living.

Both the master bedroom and second bedroom benefit from having en-suite shower rooms.

Outside the rear garden is mainly laid to lawn with a patio area for al-fresco dining and BBQ's.

To the right-hand side of the property sits the detached double garage, enclosed to the front by wooden gates it also provides secure driveway parking and CCTV to the front and rear.

The thriving village of Launton boasts a wide variety of well-supported cultural, sporting, and social groups for adults and children. Positioned alongside excellent transport links to larger towns and cities that make it an ideal place for young families and professionals alike.

The village has its own primary school and two pubs, both within walking distance, as well as a post office, general store, and hairdresser.

There is a regular bus service to neighbouring Bicester and beyond.

Bicester has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.
Bicester Village Station has been upgraded to provide a further route to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham. The A41, A43 and A34 are all within easy reach.

Nearby Bicester is a historic market town that has shown major ambitions for growth through the development of the internationally recognised Bicester Village Shopping Centre, the town centre redevelopment,, a Tesco superstore, Marks and Spencer Food Hall, leisure facilities, and Bicester Eco-town.

More extensive shopping and leisure facilities can be found in Oxford, Banbury and Milton Keynes.


GET KETTLE ON LOVE!



Accommodation Comprises:

Ground Floor - Entrance Hallway, Cloakroom, Sitting Room, Kitchen/Dining Room, Utility Room, Study/Family Room.

First Floor - Master Bedroom With En-Suite Shower, Three Further Double Bedrooms, One With En-Suite, Family Bathroom.

Outside - Gated Driveway For Multiple Vehicles, Detached Double Garage, Gated Side Access To Rear Garden, Enclosed Rear Garden, Patio Area, Electric Car Point.

Stone-Built Under Tiled Roof.
Services:
Mains Water and Drainage - Thames Water
Mains Electric - E on
Council Tax Band - F
Gas - Calor Gas (communal tank at front of development)
Air-Conditioning In Master Bedroom and Kitchen/Breakfast Room

Freehold Property with an estate management charge for park and grounds maintenance of £432.58 per year.
Broadband - Seethelight - Please Check Using The Ofcom Website.
Mobile Phone Connection - Please Check Using The Ofcom Website.















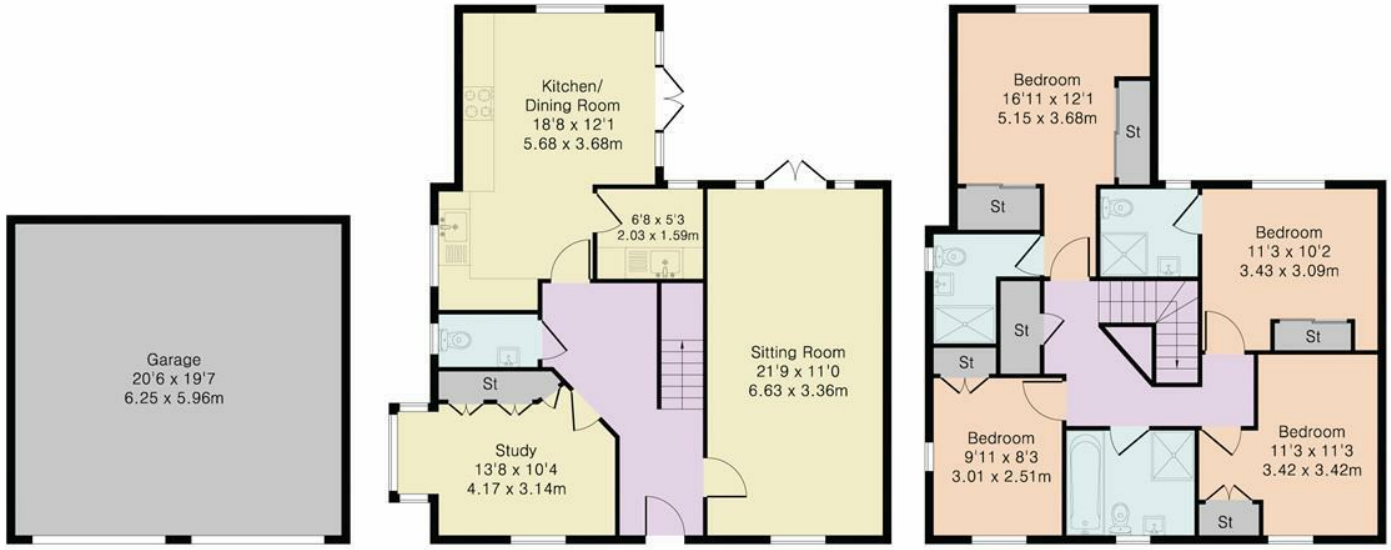


Approximate Gross Internal Area 1889 sq ft - 175 sq m

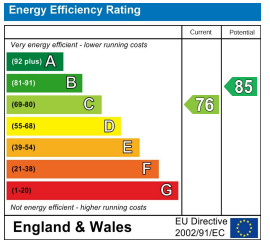
Ground Floor Area 753 sq ft – 70 sq m

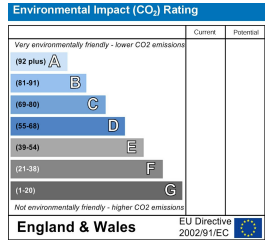
First Floor Area 735 sq ft – 68 sq m

Garage Area 401 sq ft – 37 sq m



Garage | Ground Floor | First Floor





PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

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