

# 4 THE BRADBURYS

LAUNTON ROAD, STRATTON AUDLEY, OXFORDSHIRE



savills

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LAUNTON ROAD, STRATTON

AUDLEY, OXFORDSHIRE

Bicester 3 miles, Oxford 16.5 miles,  
Banbury 17 miles, M40 (J10) 5 miles, (J9) 5.8 miles.  
Train services from Bicester North (2.8 miles) to London  
(Marylebone) from 45 minutes and from Bicester Village  
(3.8 miles) to Oxford from 15 minutes.  
(Approximate distances and times)

Edge of village living with good  
communication links

Entrance hall, kitchen / breakfast room,  
dining room, sitting room, study, utility room, WC  
Principal bedroom with en suite bathroom,  
four further bedrooms, one with an en suite bathroom,  
family bathroom  
Detached double garage and off road parking

YOUR ATTENTION IS DRAWN TO THE IMPORTANT  
NOTICE ON THE LAST PAGE OF THE TEXT





## SITUATION

- Stratton Audley is a small, attractive, sought after village in north east Oxfordshire with good road and rail connections.
- The active village community includes a public house, historic church and interiors shop with coffee shop.
- The historic market town of Bicester provides a wide range of shopping requirements, cinema complex and numerous restaurants. Oxford is within easy reach for further specialist and cultural activities.
- Convenient access to M40 (J10, Ardley and J9, Bicester). Bicester benefits from two train stations, with services from Bicester North to London Marylebone from 45 minutes and Birmingham in around an hour. Bicester Village offers services to Oxford from 15 minutes and a further service to London Marylebone.
- Primary school - Fringford, Secondary school – The Cooper School (Bicester), Preparatory schools – Beachborough (Brackley), Winchester House (Brackley), The Dragon (Oxford) and Bruern Abbey (Bicester), with senior independent schools at Tudor Hall (Bloxham), Bloxham and Stowe, plus the Oxford schools including St Edwards, Magdalen and Headington.
- Activities in the area include world renowned designer shopping at Bicester Village, golf courses at Adderbury and at Tadmarton Heath; motor racing at Silverstone; Bicester Heritage motor centre; horse racing at Warwick and Stratford-upon-Avon; Soho Farmhouse at Great Tew.



## DESCRIPTION

- Substantial, modern, detached property in a sought after edge of village setting with good communication links.
- The generous ground floor provides flexible accommodation with three reception rooms. The dining room has a window alcove with views onto the garden and the sitting room features an impressive brick fireplace and sliding doors into the garden.
- The triple aspect kitchen / breakfast room provides plenty of space for informal dining or a family area with sliding doors into the garden. There is also a separate utility room and WC.
- On the first floor the master bedroom suite has extensive in-built wardrobes and an en suite bathroom. There is an additional guest suite with en suite bathroom and three further bedrooms, all of which benefit from in-built wardrobes, and a family bathroom.
- Detached double garage with off road parking spaces in front.
- Enclosed, landscaped south facing garden to the front of the property and additional garden to the rear.

## DIRECTIONS (OX27 9AS)

Directions from M40 Junction 10 take the A43 to Baynards Green and take the third exit at the roundabout onto the B4100. Take the second left onto The Green / Stratton Audley Road and continue to the crossroads with the A4421. Cross straight over onto Stoke Lyne Road and enter the village of Stratton Audley. Turn right after the Church onto Launton Road and follow the road around to the left. The Bradbury's is the last road on the road before leaving the village and No. 4 is the last property on the right.

## SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating.





### LOCAL AUTHORITIES

Cherwell District Council - Tel: 01295 227001

**COUNCIL TAX:** Band G

**TENURE:** Freehold

### VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

### FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains, light fittings and garden statuary are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

### AGENTS NOTE

A relative of one of the vendors of this property is an employee of Savills.

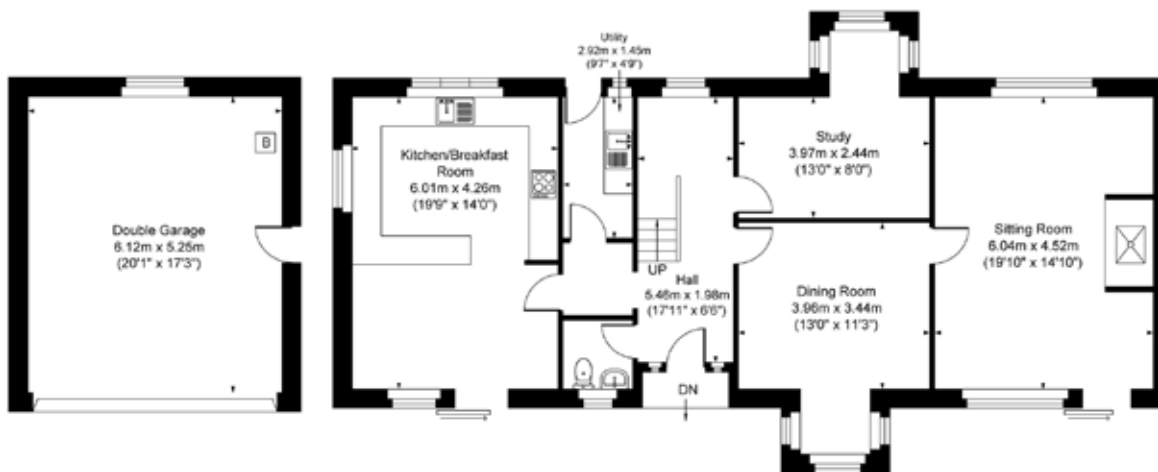


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Approximate Gross Internal Area:  
 Main House: 206.06 sq.m. / 2218.01 sq.ft.  
 Garage: 32.13 sq.m. / 345.84 sq.ft.  
 Total: 238.19 sq.m. / 2563.85 sq.ft.

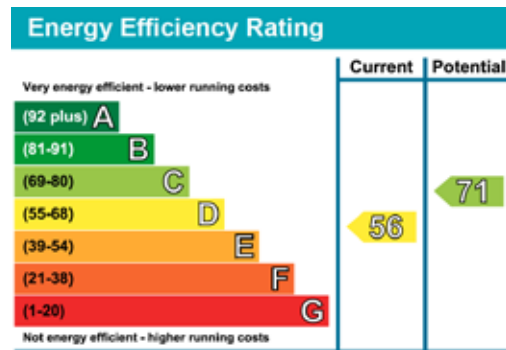


First Floor



Garage

Ground Floor



#### IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20/06/05 HS Kingfisher Print and Design Ltd. 01803 867087.

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