



## Stylish village living

**Fox House, Bicester Road, Stratton Audley, Bicester, Oxfordshire, OX27 9BT**

Freehold





Reception hall • 3 reception rooms • kitchen/breakfast room • 4/5 bedrooms • principal bedroom with Porcelanosa en suite • family bathroom • separate guest shower room • parking • garden

### Local Information

Stratton Audley is a pretty village with mainly period houses and cottages, lying 2.5 miles north east of Bicester and 15 miles northeast of Oxford. The village has a parish church and a popular public house. Bicester has a full range of shopping, educational and sporting facilities, and there is further schooling in Oxford, Banbury and the surrounding areas. Stratton Audley is well placed for communications, with access to Junction 9 of the M40, A34, A41, A421 and two mainline stations serve Bicester and are approximately one hour from London Marylebone.

### Directions

From Oxford, take the A34 north. At the M40 junction 9 roundabout, take the second exit on to the A41. Continue along this road, taking the next turning right at the roundabout on to the A421. Continue on the A421 in the direction of Buckingham until reaching a sign on the right for Stratton Audley. On reaching Stratton Audley, the driveway leading to the courtyard will be found on the right hand side.

### About this property

Converted in 2009 from former stables, Fox House has high ceilings, exposed beams, large windows, and a practical layout making it suitable as a comfortable home or alternatively, as a weekend retreat from the hurly burly of

every day life. The triple aspect sitting room has a wood burning stove and French doors opening to the garden, and the dual aspect dining room is particularly light, with the floor to ceiling arch window overlooking the courtyard to the front. The well fitted kitchen/breakfast room opens to the garden and, in addition to a study, there is a further reception room, useful as a guest bedroom with a cloakroom/shower room opposite.

On the first floor, the dual aspect principal bedroom with vaulted ceiling has an en suite shower room, and there are three further bedrooms, and a family bathroom.

The property is approached by a driveway leading into the courtyard, with parking for several cars. The neatly tended garden is laid to a shaped lawn with clipped hedges and borders planted with plants and shrubs and a patio area, ideal for entertaining.

**Tenure:** Freehold

**Services:** Mains services connected. Oil fired heating to the ground floor, radiators to the first floor.

**Local Authority:** Cherwell District Council

Photographs taken and brochure prepared October 2021.







**Fox House, Bicester Road, Stratton Audley, Bicester, Oxfordshire, OX27 9BT**

**Approximate Area** 287.4 sq m / 3093 sq ft

**Outbuilding** 2.2 sq m / 24 sq ft

**Total** 289.6 sq m / 3117 sq ft (Excluding Shed / Including Eaves)

**Including Limited Use Area** (15.3 sq m / 165 sq ft)



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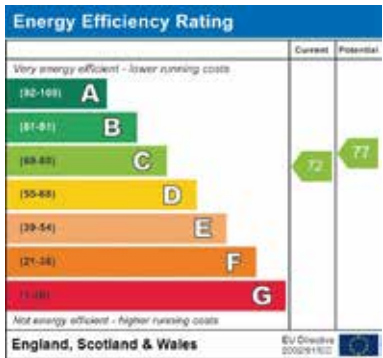
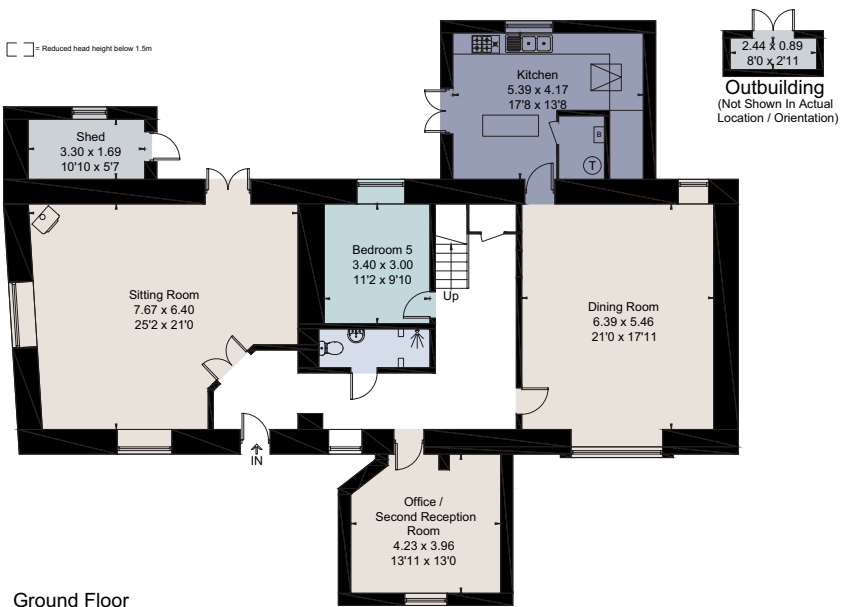
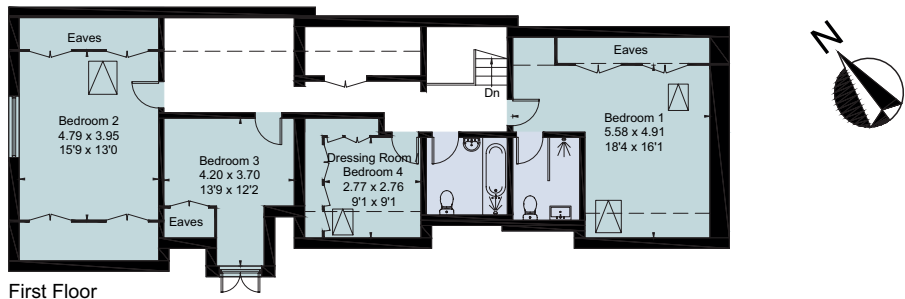
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