

East Side House

Marsh Gibbon

Mark David

ESTATE AGENTS



EAST SIDE HOUSE

STATION ROAD, MARSH GIBBON, BICESTER, OXFORDSHIRE,
OX27 0HN

A truly exceptional detached home of the highest quality, with a detached double garage and separate workshop, and a one bedroom annexe. Situated on an entirely level plot, backing on to open fields, beautifully situated on the fringes of a picture perfect village.

Brief Ground Floor Accommodation

Entrance Hall, Cloakroom, Dual Aspect Sitting Room,
Reception Room, Utility, Open Plan Kitchen Dining Area.

Brief First Floor Accommodation

Master Bedroom with En-Suite Shower Room, Four Further
Double Bedrooms, Family Shower Room, and Family
Bathroom.

Outbuilding & Annexe Accommodation

Double Garage and Separate Workshop, with Kitchen/Sitting
Room, and Bedroom with En-suite Shower Room above.

Approximate Gross Internal Area 3228 sq.ft./ 299.9 sq.m.
Annexe/Outbuildings (Including Garage) 1410 sq.ft./ 131.0 sq.m.
Total 4638 sq.ft./ 430.9 sq.m.

Guide Price: £1,500,000





ACCOMMODATION

THIS TRULY MAGNIFICENT HOME WAS CONSTRUCTED BY THE PRESENT OWNERS TO AN INCREDIBLE STANDARD WITH QUALITY AND STYLE EXUDING THROUGHOUT.

THE MAIN HOUSE EXTENDS TO OVER 3000 SQ FT AND FEATURES A BREATHTAKING KITCHEN/FAMILY ROOM WITH HANDMADE WOODEN UNITS, AND A MERCURY STOVE WITH INDUCTION HOB. THE FIT AND FINISH THROUGHOUT IS SUPERB WITH SOLID WOODEN FLOORING AND LUXURY BATHROOM SUITES.

THE MAIN RECEPTION ROOM EXTENDS TO NEARLY 35 FT IN LENGTH AND IS FURTHER COMPLIMENTED BY A SNUG, PRESENTLY UTILISED AS A TV ROOM.

ON THE FIRST FLOOR

A SPACIOUS MASTER BEDROOM SUITE WITH A DRESSING AREA AND SIZEABLE EN-SUITE. IN ADDITION, THERE ARE FOUR FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM AND SHOWER ROOM.

CENTRAL TO THE HOUSE IS A GALLERIED ENTRANCE HALL AND LANDING AREA WITH A LARGE PICTURE WINDOW, BATHING THE HOUSE IN NATURAL LIGHT.

THE PROPERTY IS APPROACHED ALONG A SWEEPING GRAVELLED DRIVEWAY WHICH PASSES THE HOUSE AND LEADS TO THE DETACHED DOUBLE GARAGE AND SEPARATE WORKSHOP, ABOVE WHICH IS A SELF CONTAINED ONE BEDROOM ANNEXE, IDEAL FOR OVERFLOW ACCOMMODATION OR TO UTILISE FOR ADDITIONAL INCOME.

THE GARDENS ARE A DELIGHT, EXTENDING TO AROUND THREE QUARTERS OF AN ACRE. MAINLY LAID TO LAWN, THERE IS A FENCED AREA AT ONE END IDEAL FOR ACCOMMODATING SMALL LIVESTOCK. THERE IS A TIMBER WORKSHOP, A COVERED ENTERTAINING AREA, AND A SUMMER HOUSE.

THIS BEAUTIFUL HOME IS TRULY A “MUST SEE”.



SITUATION & AMENITIES

Marsh Gibbon is located on the border of Oxfordshire and Buckinghamshire. The parish Church of St. Mary's dates back to Norman times and is accompanied by a charming old manor house. Westbury Manor, with a moat in the heart of the village, is a notable landmark.

The village boasts a variety of amenities, including a Post Office/shop, a public house, a garage/repair business, a village hall, a playground, a football club, a cricket club, tennis and basketball courts, a playgroup, and a highly esteemed Church of England primary school complete with a swimming pool.

Bicester is approximately 6 miles away and has two railway stations. Bicester North offers great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station offers services to Oxford and 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.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's and Tesco supermarket, M&S foodhall and cinema complex.

Nearby Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes' drive or a five-minute walk from the town centre.

DISTANCES

Bicester c. 6 miles
Aylesbury c. 15 miles
Buckingham c. 10 miles
Oxford c. 20 miles
Banbury c. 21 miles
London c. 70 miles





SERVICES

The property has oil central heating, there is underfloor heating to the ground floor and radiators on the first floor. Mains drainage, water and electricity are also connected to the property

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Buckinghamshire District Council
Council Tax Band: G

VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington 01869 338898

BUYERS PURCHASE FEE:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David Estate Agents Ltd on offer acceptance, to process a new transaction.



Approximate Gross Internal Area = 299.9 sq m / 3228 sq ft
Annexe / Outbuildings = 131.0 sq m / 1410 sq ft (Including Garage)
Total = 430.9 sq m / 4638 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1196379)

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