



West End, Launton, Bicester

**STRUTT & PARKER**

# Launton House

## 10-18 West End

### Launton

### Bicester

### OX26 5DB

Grade II Listed | Close to local market town | Landscaped gardens | Separate office/gym | Ample parking

2.5 miles to Bicester, 18 miles to Oxford, 2 miles to Bicester North Train Station, 11 miles to Oxford Parkway Train Station

#### The property

A wonderful property with a wealth of period features including flagstone and wooden floors, stripped wooden doors, shutters to windows and cast iron radiators.

Entrance hall with flagstone floor and large wall mounted mirror. Living Room with wood flooring with two fireplaces, one open and one with a wood burning stove. A second reception room which would be ideal as a playroom has a stone tiled floor, window seat, Belfast sink, built in shelved cupboard, built in shelved bookcase, feature fireplace and underfloor heating.

The kitchen/breakfast room runs the full width of the house and has a stone tiled floor, wall and base units including a breakfast garage, separate integrated steam oven, warming oven, microwave and electric oven, integrated fridge/freezer, integrated dishwasher and larder cupboard. Central island with range of drawers and cupboards, double sink and built in hob. Underfloor heating. Sliding doors to decked terrace.

The cloakroom has a stone tiled floor, hand basin, wc, coats cupboard and underfloor heating. The utility room has a wood effect floor, built in cupboards, worktop and sink.

The lower ground floor has a fantastic games room/party room which is fully tanked and sound proofed. Wood floor to first floor landing. Bedroom one has wood flooring and a built in dresser unit. The en-suite bathroom has a stone tiled floor, white suite comprising roll top bath, hand basin and wc. Shower cubicle, built in shelved cupboard, built in wall shelves and heated towel rail. Bedroom two with wood flooring, two large built in wardrobes and feature fireplace. En-suite with stone tiled floor, white suite comprising bath with shower over, hand basin with storage cupboard below, wc and bidet. Bedroom three is carpeted with a triple fitted wardrobe and feature fireplace.

On the second floor is a large walk in airing cupboard with shelves. Bedroom four has an en-suite with a stone tiled floor, shower, hand basin, wc and heated towel rail. Bedroom five has a feature fireplace and bedroom six has a triple built in wardrobe. A family bathroom with wood flooring, white suite comprising bath, hand basin with cupboard below and wc, a shower cubicle and heated towel rail completes the second floor accommodation.

#### Outside

The landscaped, walled gardens are to three sides of the house with mature shrubs, trees and box hedging. There is also a decked terrace adjacent to the kitchen/breakfast room, raised vegetable beds, a garden shed and a wood store. A separate wood framed building houses the single garage, two open car ports, WC and office/gym. The extensive parking area is accessed via electric gates.

#### Location

Launton House is situated in the village of Launton which is on the eastern outskirts of Bicester. Bicester has two railway stations with Bicester North and Bicester Village train station to London Marylebone both in approximately 45 minutes.





## Terms:

£6,500 pcm \*plus charges

EPC Rating E  
Council Tax Band H  
Cherwell District Council

Min term: 12 months  
Available unfurnished  
Pets considered

Mains drainage, water & electric  
Oil heating, no gas

\*The following Tenant charges may apply prior to tenancy commencement: Tenancy Agreement £354 (incl VAT), Credit Reference per application £70 (incl VAT). All advertised prices are exclusive of utility and other associated services [www.struttandparker.com/tenantcharges](http://www.struttandparker.com/tenantcharges)



## Oxford Lettings

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