





32 Trenchard Circle, Bicester, OX25 5TB

Offers Over £400,000

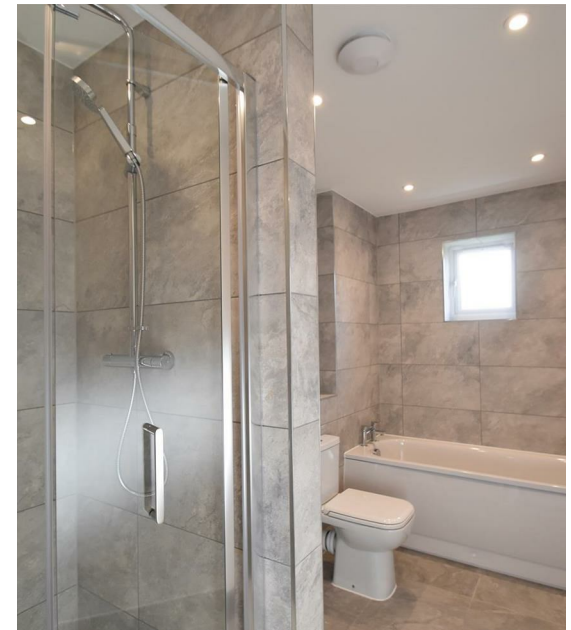
Such a good standard applied throughout, ready to move in and nothing to do but relax

Whether for retirement or just to enjoy the generous living space and South-facing garden, these three bedroom bungalows are beautifully refurbished and set in a lovely, quiet no through road. Great, growing community with increasing activities coming on stream swiftly, and easy for road/rail access. ****ONE OF TWO AVAILABLE****

Heyford Park is a vibrant, growing development with a new school, gym, Sainsburys, and very shortly a wide range of new amenities. Surrounded by glorious farmland, it has all the advantages of a rural village combined with the accessibility of a town. Rail access is excellent with Lower Heyford village, just a mile away, having a station feeding to Oxford and London Paddington, Bicester North station is 6 miles East with frequent trains into London Marylebone, a journey that takes as little as 40 minutes at peak times. Road links are also straightforward with both the M40 and A34 a short drive away. It's a testament to the success of the development that when we were taking photos we were accosted by a neighbour who told us what a wonderful job Dorchester have made, and how great a community there is! We can't add much to that!

Trenchard Circle started life as USAF-design bungalows provided for service men and women on the base. When Dorchester Group took over they initially let these while they commenced the construction of the new build properties. However, in the last couple of years Dorchester has begun a program of major refurbishment and improvement to turn what were poorly insulated and fairly rudimentary properties into stylish and modern houses with great fittings and modern insulation. The flow, the light, the general feeling of desirability are all excellent. And the location well away from any traffic flow at the bottom of the road is serene, with the smattering of houses opposite set quite a way away from you, hence the feeling of space is wonderful. For anyone looking to be in a growing community with more and more amenities coming on stream, and the convenience of single storey living, this is a great opportunity.

- Peaceful backroad setting
- Beautiful refurbishment
- Three good sized bedrooms
- Generous living room space
- Dining room to rear
- Stylish modern en-suite
- Bathroom & separate shower
- Pleasant, lawned rear garden
- Off road parking



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The front door is reached from a path leading up the wide front lawn to the house, set well back from the road. It opens into a lovely, open-plan room that is flooded with light, with glazing floor to ceiling across much of the frontage plus a further glazing including French windows to the rear, which open onto the garden. There is also a deep, double fronted cupboard to the right, generous storage for coats, wellies etc. Well proportioned, the room is designed perfectly to provide a large living area to the front while leaving ample space at the rear for both the kitchen, stylishly fitted to one side, with the dining area next to the French windows on the other. From the kitchen fittings to the lighting, to the floor coverings, you can instantly see that Dorchester have taken pride in design that is both practical and good quality. It's a very appealing and relaxing room.

Down the hall, three bedrooms all provide really excellent space. The largest contains both a wardrobe and also a really attractive en-suite shower that is the very latest style. Bedroom two offers similar albeit without the en-suite, and this faces out towards the garden. Even the smallest of the three bedrooms offers genuinely ample space for use a double, complete with wardrobe, and again the proportions are such that it is easy to use. Serving all three, the main bathroom features both a bath and a separate shower, all beautifully fitted and also fully tiled for ease of use and maintenance.

Outside to the front, the house sits well back from the roadway behind a pleasant area of lawn with path. To the side there is a paved area for off road parking, although note there is no restriction to parking outside your own door so visitors will have no issue. Next to the parking a gate leads through the close board fence into a very generous back garden. This is a lovely space, mostly lawned at present and really great proportions lending itself well to all manner of leisure. And as it is South facing, with the neighbouring houses sat gable end-on, the light and feeling of openness is delightful.

Mains water, gas, electricity
Cherwell District Council
Council tax band B
£1,587 p.a, 2021/22

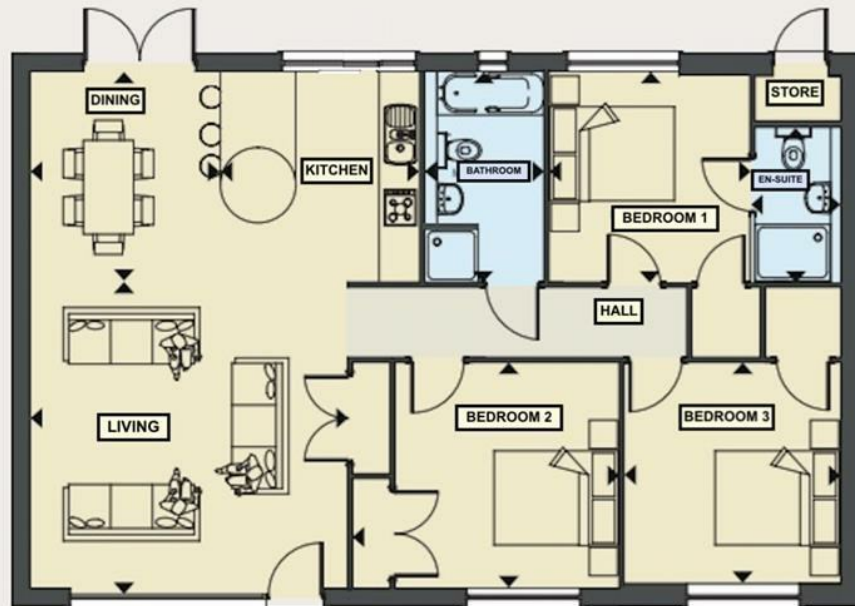




THE PICKARD

NET INTERNAL TOTAL 1,161 SQ FT

Three double bedroom open-plan bungalow



	MM	FT
Living	5055 x 4873	16'7" x 16'0"
Dining	3365 x 3179	11'0" x 10'9"
Kitchen	3365 x 3175	11'0" x 10'5"
Master Bedroom	3291 x 3206	10'9" x 10'6"
En-suite	2475 x 1370	8'1" x 4'6"
Bedroom 2	4247 x 3602	13'11" x 11'9"
Bedroom 3	3529 x 3452	11'7" x 11'4"
Bathroom	3365 x 1900	11'0" x 6'3"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line
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