



Cyprus Cottage, Main Street, Stoke Lyne , Oxon

A well proportioned 2 bedroom semi-detached property | Large conservatory | Both double bedrooms | Garage | Driveway parking for 2 cars | Double glazed | Views over open fields

Asking Price: **£299,500**



2 Cyprus Cottage, Main Street, Stoke Lyne , Oxfordshire, OX27 8RU

DESCRIPTION

A well proportioned 2 double bedroom semi-detached property with garage and parking for 2 vehicles.

The owners have upgraded the property over the last 30 years and the current accommodation comprises of a porch, entrance hall, kitchen with space for appliances, living room with fireplace and gas fire, leading out into a large conservatory overlooking the garden.

On the first floor there are 2 good size bedrooms, both with built-in wardrobes and a bathroom with with shower over the bath. Bedroom 2 has views out over open fields. Heating is via gas central heating and the property is fully double glazed.

To the front there is a paved front garden with parking for 2 cars, whilst the rear garden has gated access, a decking area, greenhouse and shed. The garage has recently been reroofed, has power and light and is accessed via a drive way to the left hand side of the house.

Stoke Lyne village has a good community with a church, pub and allotments. Nearby facilities are located in Bicester approximately 4 miles away and Junction 10 of the M40 is within a 5 minute drive. The are local train stations in Bicester and Lower Heyford.





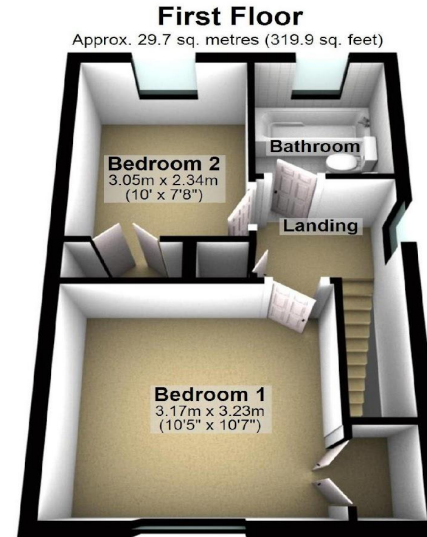
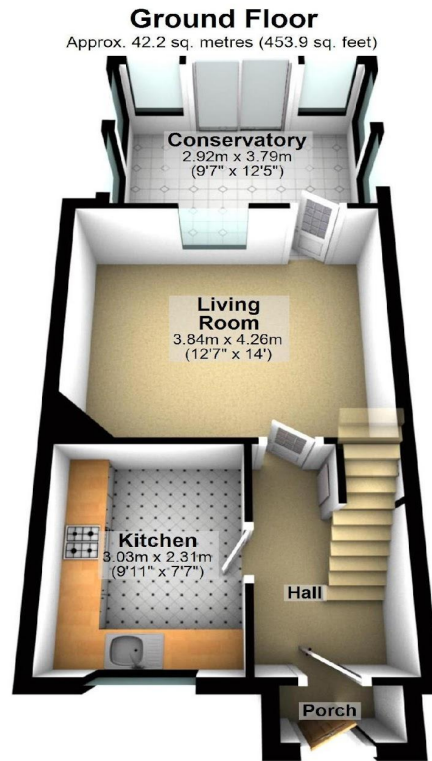
Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	57
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Total area: approx. 71.9 sq. metres (773.7 sq. feet)

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