



A handsome period house, with an exceptional self contained annexe, in a lovely village location.

THOMAS  
MERRIFIELD  
FOR SALE  
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## The Old Rose and Crown

Thame Road, Blackthorn Oxfordshire OX25 1TF



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A handsome period house, with an exceptional self contained annexe, in a lovely village location. This charming home provides a combination of period features and contemporary design making a truly exceptional property. The ground floor accommodation includes; a spacious sitting room with open fireplace, a superb vaulted dining room overlooking the garden and study. In addition there is a farmhouse style kitchen, utility/boot room, a boiler room and toilet. On the first floor there are four bedrooms, the master having a dressing room and ensuite. The stylish bathroom offers an extra large shower cubicle and roll top bath. The annexe is excellent, being self contained with its own entrance. Accommodation includes a very large bedroom, sizable new bathroom and a large sitting room come dining room, galley style kitchen and conservatory, plus its own patio. The front garden is part lawn with fruit trees and parking for at least five cars, plus single garage with a mini framed oak barn having two open bays and a lockable store. At the back of the house there is a sizeable patio beyond which the garden is attractively set out with beds and borders as well as a vegetable patch.

### SITUATION

Located in this pretty village, conveniently situated for access Bicester to which provides for all everyday needs. Bicester has two main line stations both of which provides services to London Marylebone in approximately 45 minutes; whilst Bicester town station has services directly to Central Oxford in under one quarter of an hour. Both junctions 9 and 10 of the M40 are easily accessible.



### DIRECTIONS

Leaving Bicester via the A41 continue to the top of the first hill where you should turn right, sign posted Brill. Take the next left turning sign posted Blackthorn where the Old Rose and Crown can be found after a short distance on the left hand side.





**Price Guide Price £800,000 Freehold**

- **Entrance Hall**
- **Living Room**
- **Vaulted Dining Room**
- **Study**
- **Kitchen/Breakfast Room, Utility Room/boot room**
- **toilet/boiler room**
- **First floor**
- **Four Bedrooms (with master Ensuite)**
- **Family Bathroom**

#### **Self Contained Annexe**

- **With Private Entrance**
- **Living Room come Dining Room**
- **Kitchen Conservatory**
- **Large Bedroom**
- **Shower Room**
- **Ample Parking**
- **Detached Barn**
- **Pretty Landscaped Garden**
- **AGENTS NOTES**
- **All mains connected except gas, Central Heating is Oil**
- **Local Authority: Cherwell District Council: Bank F**
- **Viewings Strictly by appointment via Thomas Merrifield Bicester**
- **+44 (0) 1869 253253**





APPROX. GROSS INTERNAL FLOOR AREA 2859 SQ FT / 265 SQ M



## Energy Performance Certificate



The Old Rose & Crown, Thame Road, Blackthorn, BICESTER, OX25 1TF

**Dwelling type:** Semi-detached house **Reference number:** 8475-6521-5620-0054-0906  
**Date of assessment:** 04 September 2015 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 05 September 2015 **Total floor area:** 181 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

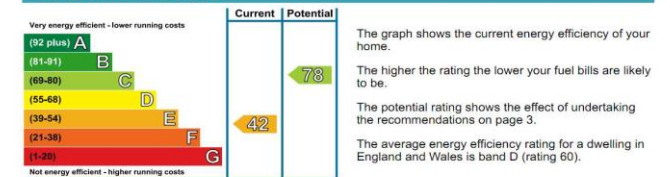
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,657</b>
<b>Over 3 years you could save</b>	<b>£ 3,504</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 516 over 3 years	£ 261 over 3 years	
Heating	£ 5,547 over 3 years	£ 2,595 over 3 years	
Hot Water	£ 594 over 3 years	£ 297 over 3 years	
<b>Totals</b>	<b>£ 6,657</b>	<b>£ 3,153</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,286	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 264	✓
3 Low energy lighting for all fixed outlets	£125	£ 204	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

- They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
- All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
- Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
- They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.

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