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1 Wellesley Close
Heyford Park Oxfordshire OX25 5AP

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SITUATION

The property is located in a quiet no through road with easy access to a parade of local shops. The thriving market town of Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities, clubs, associations, recreational and recruitment possibilities. Communication links are excellent from Bicester with public transport to Oxford, Buckingham, Milton Keynes and Cambridge. Regular rail links to London Marylebone, Paddington, Birmingham and Oxford. The A41 leads to Junction 9 of the M40 to London, Birmingham and the A34 to Oxford and the South.

AGENTS NOTES

All main services are connected.

Local Authority: Cherwell District Council; EPC Rating: B

Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



DIRECTIONS

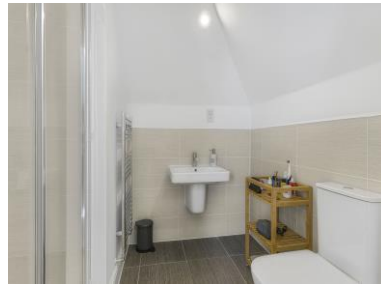
Local Shops 0.1m, Bicester Market Square 5.9m, Oxford Carfax Tower 15.9m, London 68.8m, Heyford Station (London Marylebone approx. 1hr 44 mins) 2.7m. Bicester North Station (London Marylebone from approx. 50 mins), 5.8m, Upper Heyford Railway Station (Paddington from 1hr 13 mins), Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 6.0m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.8m All times and distances are approximate.



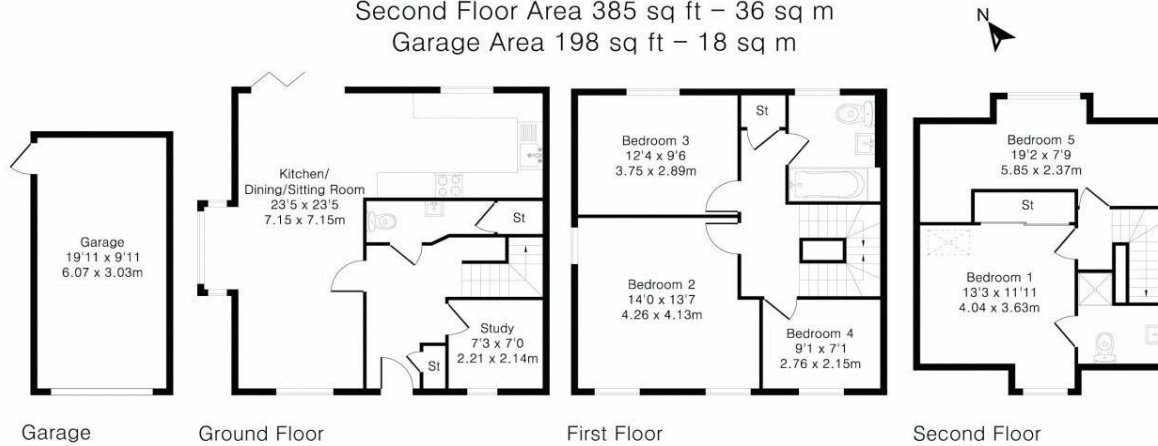


- **Four Bedrooms**
- **Sitting Room or Additional Bedroom 5**
- **Study and the broadband is fibre**
- **Open Plan Sitting Dining and Kitchen**
- **Bathroom, En Suite and Cloakroom**
- **Private Landscaped Garden**
- **Garage and Parking with EV Charger**
- **Quiet position**
- **Close to Local Amenities**
- **Council Tax: F**

Guide Price £575,000 Freehold



Approximate Gross Internal Area 1693 sq ft – 157 sq m
 Ground Floor Area 567 sq ft – 53 sq m
 First Floor Area 543 sq ft – 50 sq m
 Second Floor Area 385 sq ft – 36 sq m
 Garage Area 198 sq ft – 18 sq m



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