



Priory Road, Bicester, OX26 6BH

Guide Price £525,000 Freehold

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The Property

A delightful detached Art Deco property in a superb central yet quiet location. Meticulously restored and updated to provide an elegant and stylish home. This characterful property is believed to date from 1935 and offers charming accommodation. A high entrance hall with stained glass windows gives access to all principal rooms. The dual aspect sitting room has double doors to the private rear garden and an unusual recessed fireplace having original cabinets to either side. The second reception room/bedroom three also has double doors to the rear garden, like the sitting room it has oak block flooring. Both the kitchen and bathroom have been refitted and in addition there is a utility room and separate cloakroom. Both of the principle bedrooms are doubles. At the front of the property there is ample parking, whilst to the rear there is a pretty well enclosed and private garden which catches the afternoon sun. Situated in the garden there is a large outbuilding which could be suited as a home office, gym or hobbies room.

MATERIAL INFORMATION

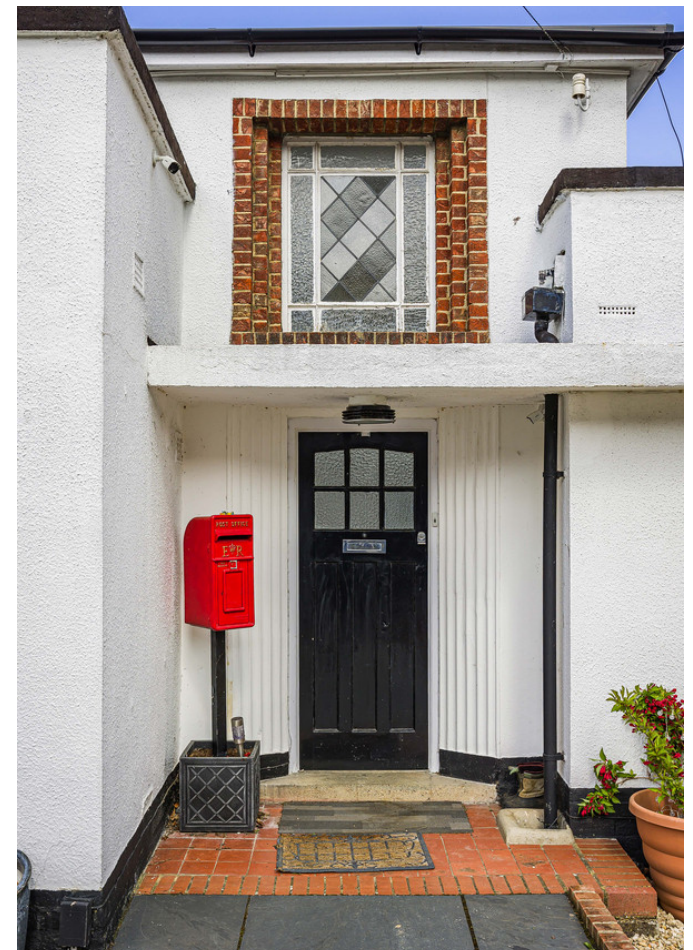
A detached single storey Art Deco house believed to date from 1935. All mains services are connected. Heating is via gas fired central heating.

Broadband - according to Ofcom - all broadband speeds up to and including Ultra fast are available.

Mobile phone coverage - according to Ofcom - all listed providers have coverage for all listed services.

The property is located within the Bicester Conservation area. Local Authority - Cherwell District Council - D. EPC - D





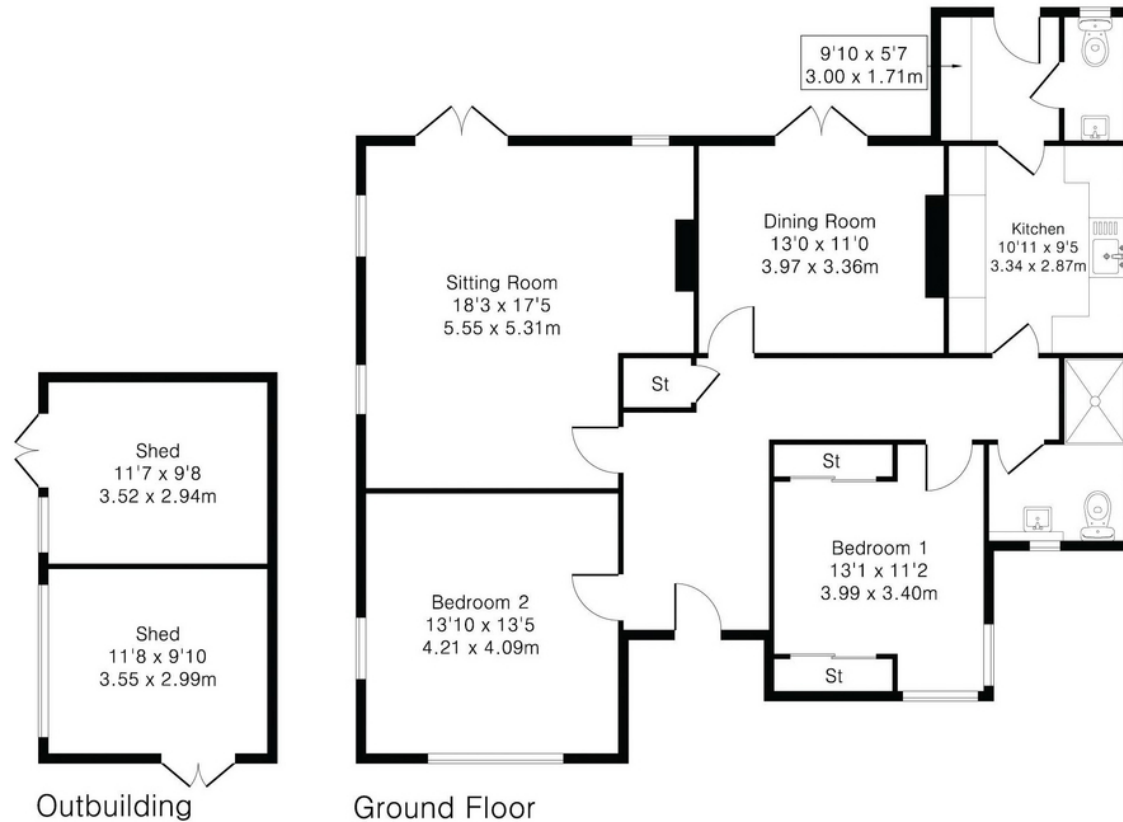
Key Features

- Delightful Art Deco property
- Single storey detached living
- Superb, quiet, central location
- Meticulously restored and updated
- Up to three bedrooms
- Charming sitting room with recessed fireplace and dual aspect
- Private landscape rear garden catching afternoon/evening sun
- Ample parking
- Close to both the Market Square and Bicester Village Station
- See our website for up-to-date material information.

The Location

Ideally situated in a quiet road within a stones throw of both the town centre and Bicester Village Railway Station. Bicester Village (with its associated station). Graven Hill is unusual amongst modern developments in having large areas of open space (including ancient woodland) and a strong sense of community. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

Approximate Gross Internal Area 1425 sq ft – 132 sq m
Ground Floor Area 1195 sq ft – 111 sq m
Outbuilding Area 230 sq ft – 21 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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