



Nizewell Head, Steeple Aston, OX25 4SJ

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautiful semi detached house with; exceptional ground floor accommodation, a large plot and glorious views. Situated in a highly desirable village with amenities. This super property provides a wonderful, extended open plan living space opening onto a private generous rear garden. The kitchen is a high quality feature, with numerous fitted appliances whilst the dining/living area has bi-fold doors, a roof light and a window giving exceptional light. Additionally on the ground floor, there is a traditional sitting room with wood burning stove, a utility room and a shower room. On the upper floors there are three double bedrooms the master of which is ensuite and has fantastic views over open countryside. The garden is attractively set out with a patio pergola and planted beds/borders.

### MATERIAL INFORMATION

The property has brick elevations under a pitched and tiled roof and was probably constructed around 60 years ago, there are later extensions. The property property is connected to mains; gas, electricity, water and drainage. Heating is via gas fired central heating.

Broadband - according to Ofcom - we are informed by our client that broadband has recently been upgraded and speeds of up to 400 MB/s are available (via Gigaclear).

Mobile phone coverage - according to Ofcom - indoor mobile phone coverage is available through Vodafone only, outdoor mobile phone coverage is available through all providers.

Flood risk - according to the government website - there is a very low risk of flooding from either rivers or surface water.

Local authority - Cherwell District Council - C - EPC B





## Key Features

- Beautiful extended semi detached house
- Exceptional living accommodation
- Super kitchen/dining/living room
- Three double bedrooms
- Generous private gardens
- Fantastic views
- Ensuite to master bedroom
- Ample parking
- Attractive and desirable village with amenities
- See our website for up-to-date material information.

## The Location

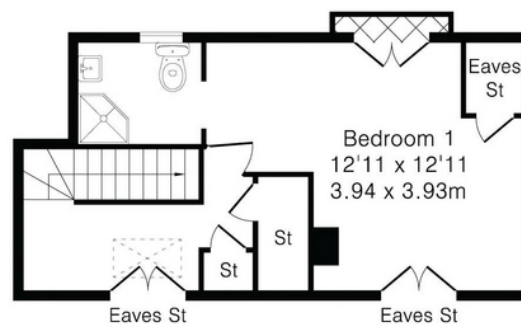
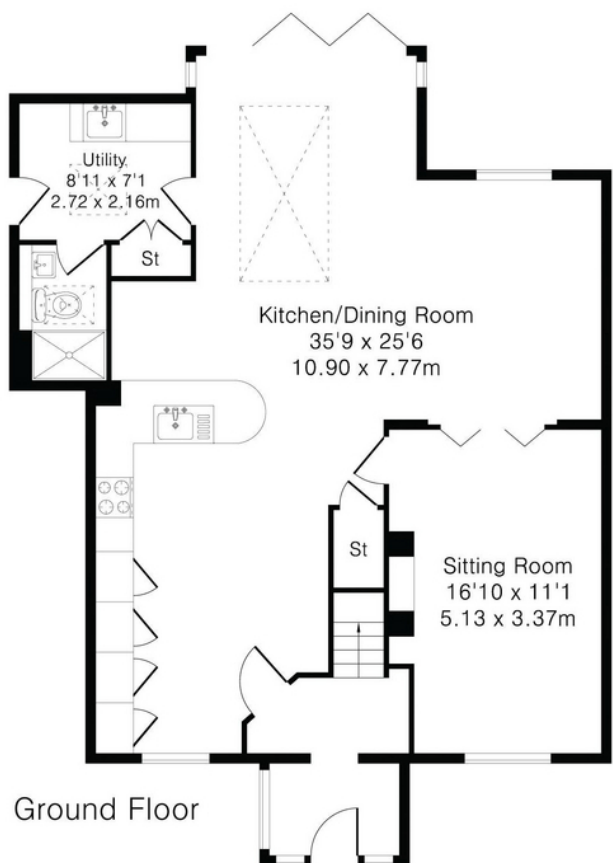
Located in the highly desirable village of Steeple Aston which is surrounded by glorious countryside. The village offers; post office/shop and a village hall. The nearby market town of Bicester provides for all everyday needs as well as having mainline railway stations with services to Oxford, Birmingham and London. The nearest station is at Lower Heyford, where trains run to Oxford and Paddington.

Approximate Gross Internal Area 1721 sq ft – 160 sq m

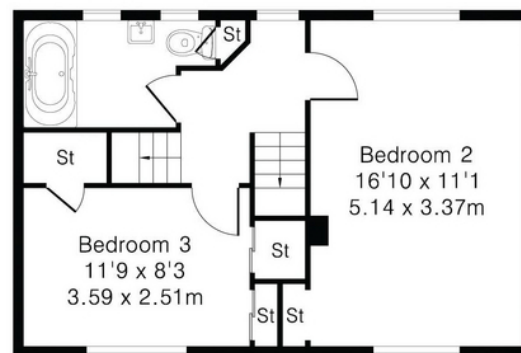
Ground Floor Area 973 sq ft – 90 sq m

First Floor Area 441 sq ft – 41 sq m

Second Floor Area 307 sq ft – 29 sq m



Second Floor



First Floor

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.

**Bicester Office**  
39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253  
E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS