



Trenchard Lane, Caversfield, OX27 8AE

Guide Price £649,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An outstanding light, bright, detached house perfectly designed for contemporary living and set in 23 acres of manicured parkland. No onward chain.

An outstanding light, bright, detached house perfectly designed for contemporary living and set in 23 acres of manicured parkland. No onward chain. This beautiful architect designed house was completed to exacting standards approximately eight years ago. The spacious accommodation includes; a superb open plan living space with lots of glass and doors opening onto the rear garden. Within this space there is a beautifully designed kitchen with a range of fitted appliances. Additionally on the ground floor there is an entrance hall and cloakroom. The first floor does not disappoint with three well proportioned bedrooms the master of which is ensuite. The family bathroom is attractive and the balcony enjoys sun for most of the day. Another attribute is the extremely private south west facing garden this completes a wonderful home.





## Key Features

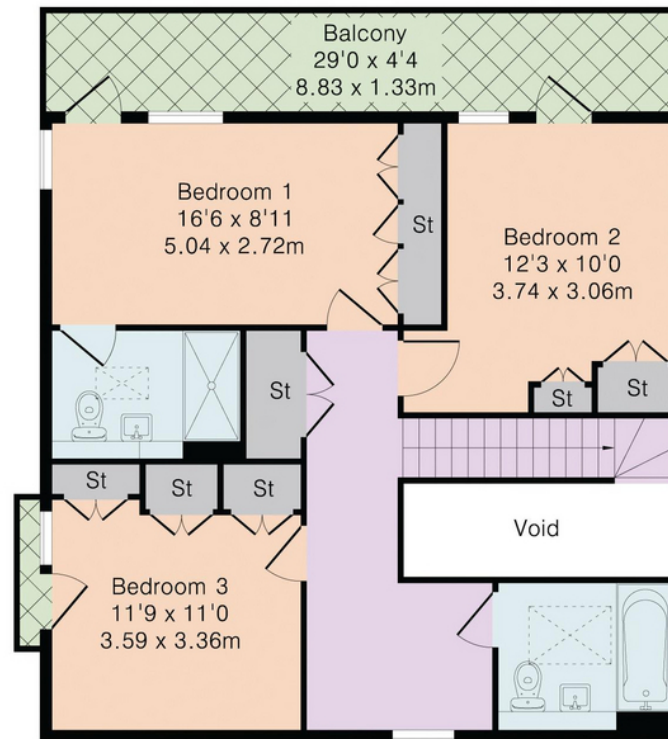
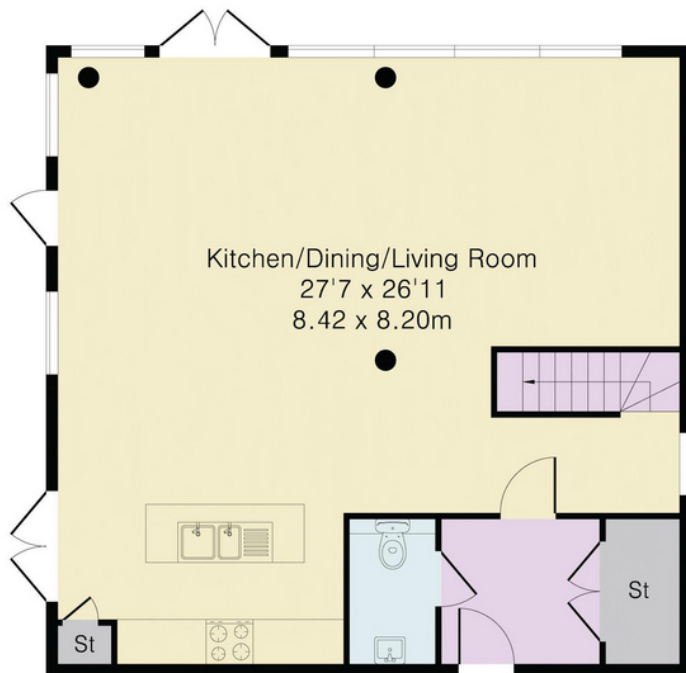
- Outstanding detached contemporary house
- Wonderful light, bright, open plan living
- Set in 23 acres of manicured parkland
- Built approximately eight years ago
- Private sunny southwest facing garden
- Balcony with views
- Three double bedrooms (master ensuite)
- Parking spaces
- Management charges: £1,177.86 pa review date 31st December 2023
- Council Tax: E

## The Location

The Garden Quarter is a highly desirable parkland setting with numerous Art Deco buildings together with a sprinkling of new build, of which Lutyens House is one. The Garden Quarter lies just to the north of Bicester which provides for all everyday needs as well as having excellent road and rail connections. Both Junctions 9 and 10 of the M40 are easily accessible and between Bicester's two main line stations there are services to Oxford, Birmingham and London Marylebone (approximately 45 minutes).



Approximate Gross Internal Area 1482 sq ft – 138 sq m  
Ground Floor Area 741 sq ft – 69 sq m  
First Floor Area 741 sq ft – 69 sq m



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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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