



Church Lane, Ardley, OX27 7NP

Guide Price £240,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming one bedroom period cottage with exceptional ground floor living space and courtyard garden. No onward chain. This pretty cottage has well presented accommodation including; separate reception rooms smart fitted kitchen and ground floor shower room. Spacious double bedroom on the first floor. At the rear of the property there is a courtyard garden.

Material Information:

The property is located in an conservation area. The original cottage has stone elevations with a pitched and tiled roof.

The property has been extended by a previous owner and is partly clad in wood to the rear. Further extension housing the kitchen has been added by the current owner, replacing a conservatory, this does not have building regulation consent being of timber construction with a flat roof.

The property is connected to mains electricity, water and drainage (not gas). Heating is electric.

Broadband - according to Ofcom, standard and superfast broadband speeds are available (not ultrafast).

Mobile coverage - according to Ofcom - there is coverage from EE, O2 and Vodafone by indoors and outdoors. (3 has outdoor coverage only).

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

Local Authority - Cherwell District Council - C EPC- F



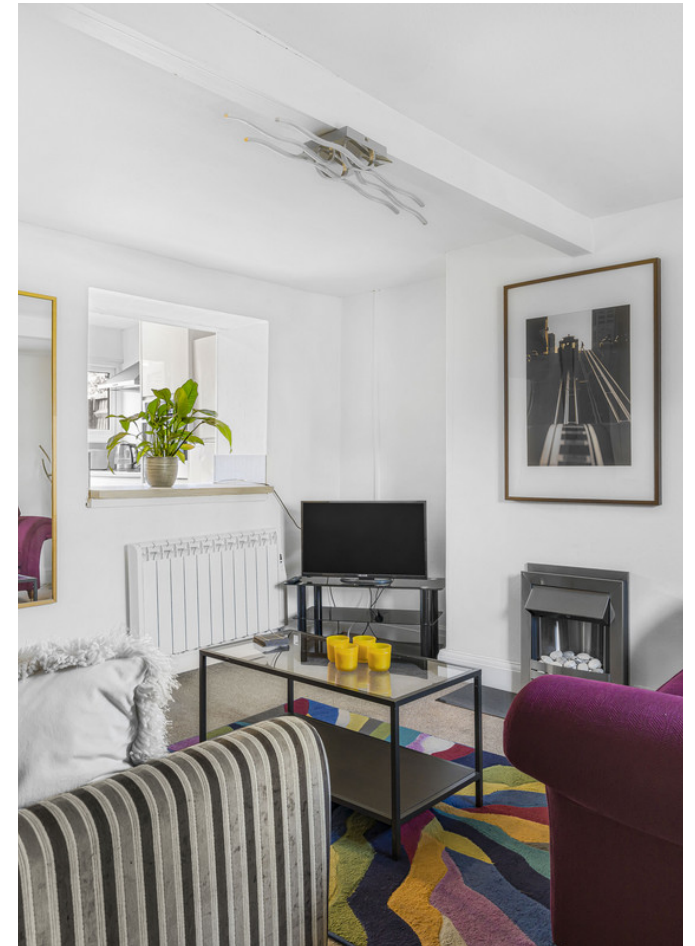


Key Features

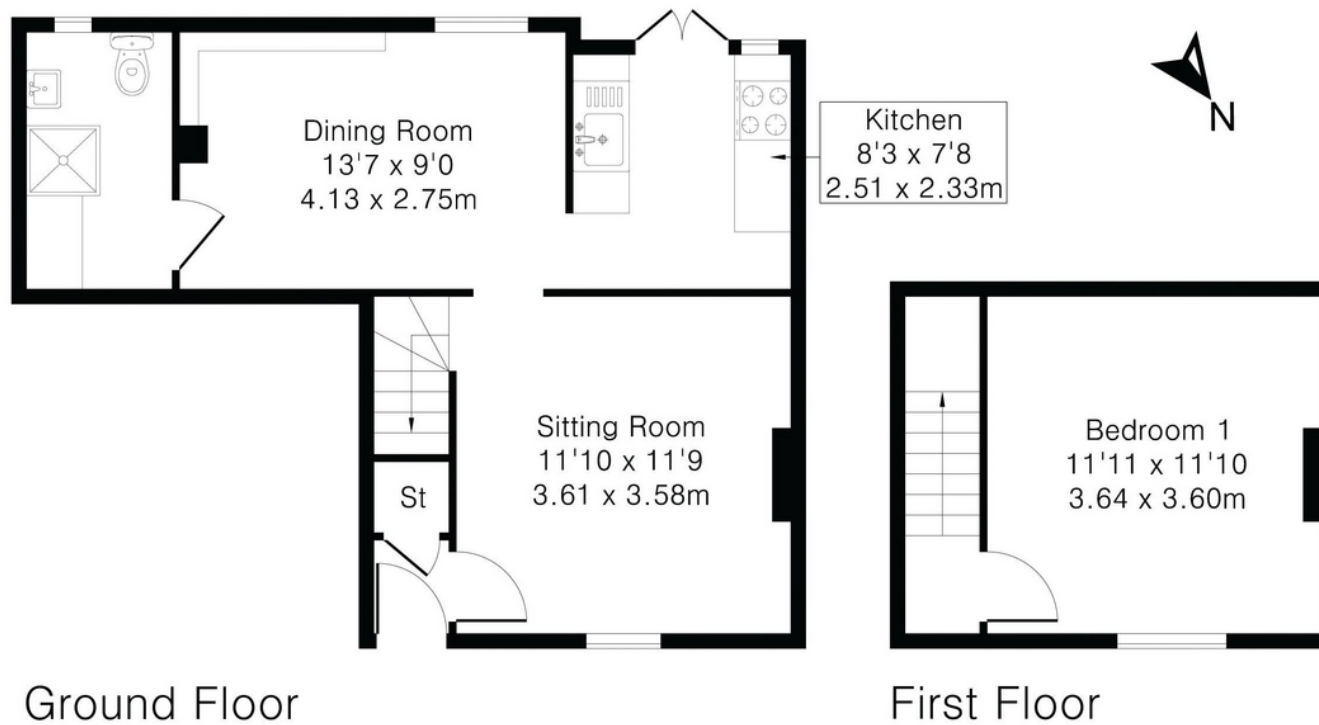
- Charming period cottage
- One double bedroom
- Two generous reception rooms
- Smart up to date kitchen
- Ground floor shower room
- Courtyard garden
- Junction 10 of the M40 within one mile
- Four miles to thriving market town of Bicester (and excellent railway services)
- No onward chain
- See our website for up-to-date material information.

The Location

Situated in the older part of the village near to the parish church and amongst attractive properties. Junction 10 of the M40 is within easy reach. Bicester (approximately 4 miles) provides for all everyday needs. Bicester also provides mainline railway services with trains direct to Oxford, Birmingham and London Marylebone.



Approximate Gross Internal Area 586 sq ft – 54 sq m
Ground Floor Area 413 sq ft – 38 sq m
First Floor Area 173 sq ft – 16 sq m



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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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