



Pipers Mead, Bicester, OX25 2AE

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A modern three double bedroom end of terrace home. Set on the edge of the village overlooking open farmland and set back from the road. The front door leads into a good size reception hall with wood flooring, a cloakroom, and the fitted kitchen. There is a spacious sitting and dining room with wood flooring, part vaulted ceiling and bi fold doors. There are three double bedrooms and a super family bathroom with a roll top bath. Two allocated parking spaces at the front with an additional area of garden, the rear garden has; a patio, lawn and overlooks open farmland.

The property is set back from the road in a private development of just five houses. The thriving market town of Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors' surgeries, dentists, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.

The property is of a brick and tile build type with oil fired central heating and is connected to mains; electricity, water and drainage.

Broadband - according to Ofcom, Standard and Superfast broadband are available.

Mobile Coverage according to Ofcom, there is good coverage for Three, EE, O2 & Vodafone (checker.ofcom.org.uk).

The government portal generally highlights this as very low and unlikely flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. The owners of all the properties in Pipers Mead have rights of way over driveway with shared maintenance costs. Information relating to Easements, Boundaries, Restrictions & Rights are awaited

Local Authority: Cherwell District Council - C; EPC - C





Key Features

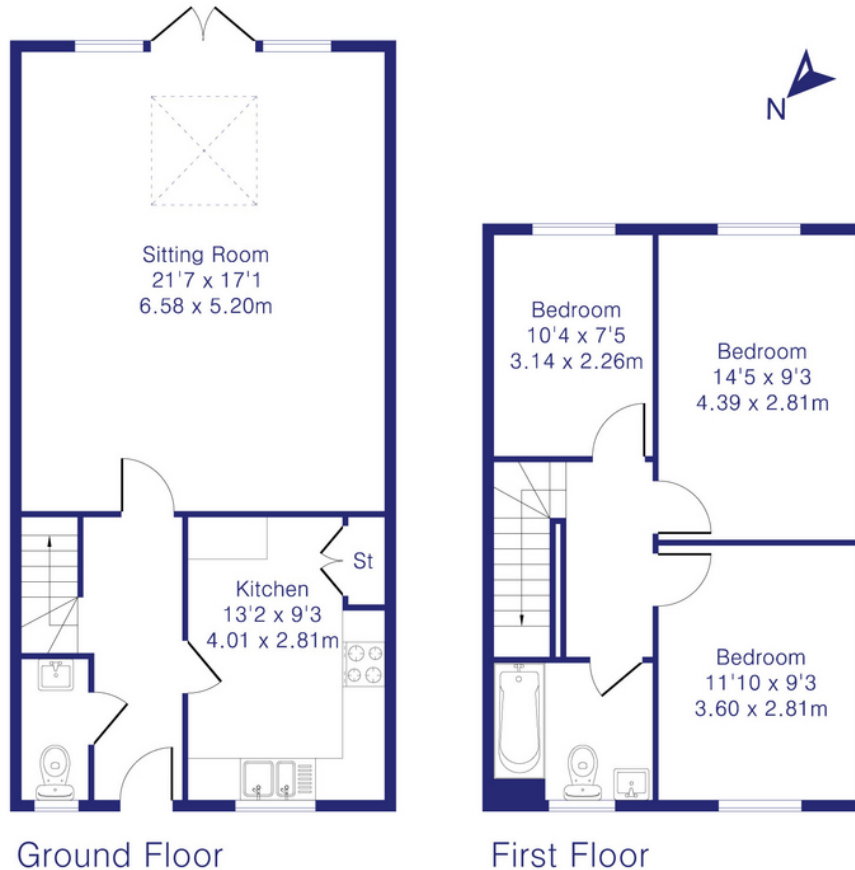
- Views Over Open Farmland
- Set Back From The Road
- Good access to Bicester and Oxford
- Allocated Parking
- Good Size Garden

The Location

Local Shops 2.3m
Bicester Market Square 5.7m
Oxford Carfax Tower 10.5m
London 61.3m
Bicester North Station (London Marylebone from approx. 50 mins) 6.6m
Bicester village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 5.3m
Islip Station (London Marylebone from approx. 64 mins, Oxford from approx. 14 mins) 4.0m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.9m
All times and distances are approximate.



Approximate Gross Internal Area 1044 sq ft – 97 sq m
Ground Floor Area 595 sq ft – 55 sq m
First Floor Area 449 sq ft – 42 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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