



Heyford Road, Somerton, OX25 6LN

Guide Price £675,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful link detached house with exceptional light and space, situated in a particularly desirable village. Beautiful views to the church and over the Cherwell Valley. Built in 1988 Stonecrop Cottages offers well designed accommodation with; four reception rooms, five generous bedrooms the master of which is en-suite. The property has been updated and improved with many of the rooms enjoying superb westerly views. At the front the property has driveway parking, which also approaches the garage. The rear garden which is quiet, secluded and west facing is a major feature of the property. Viewing highly recommended.

Material Information

The property is traditionally constructed with stone and brick elevations, under a pitched and tiled roof. It was built in 1997. The property is connected to mains; Electricity, water and drainage. heating is electric.

Broadband - according to Ofcom - standard and superfast broadband are available.

Mobile phone coverage - according to Ofcom - indoor mobile coverage is available from 02 and Vodafone, whilst outdoor coverage is available from all main providers.

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

Council Tax: Cherwell District Council - E; EPC - D



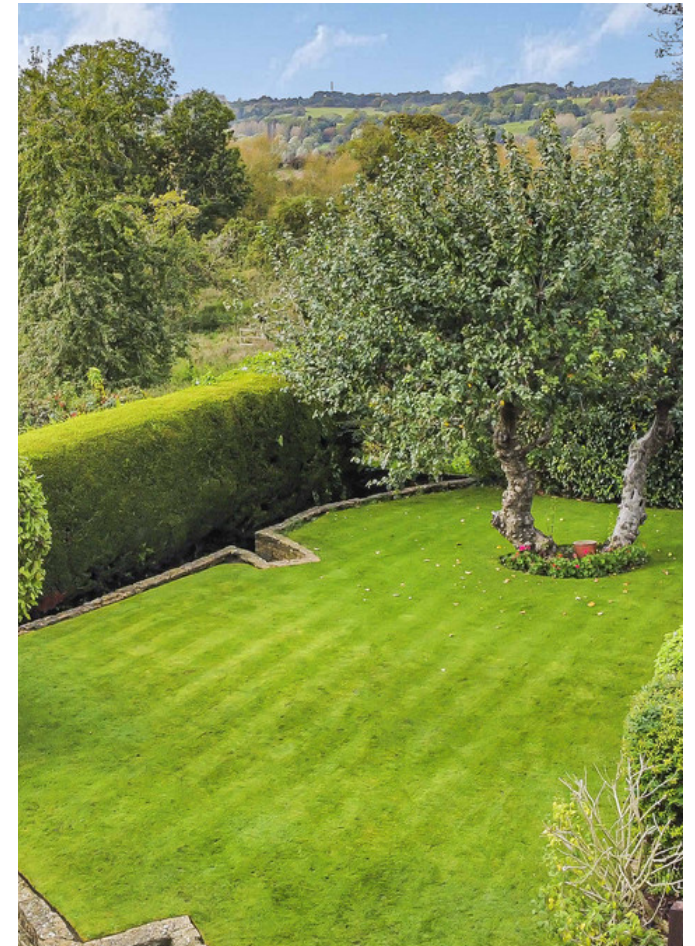


Key Features

- Delightful five bedroom house
- Beautiful views over the Cherwell Valley
- Fantastic space (approximately 2,200 sq ft)
- Five excellent bedrooms with en-suite wet room to master
- Pretty west facing private rear garden with large terrace
- Garage and ample parking
- See our website for up-to-date material information

The Location

Situated just off of Heyford Road in the centre of this pretty village. Somerton has a fine Norman Church (clearly seen from the house), many attractive natural stone properties and active village community. Lovely walks, particularly along the Cherwell and the canal are close at hand. The nearby and larger centres of Deddington and Bicester provide for all everyday needs, whilst Junction 10 of the M40 can be reached within minutes. The nearest station is at Lower Heyford, with services between Oxford and Banbury. Bicester's mainline stations offer quick access to Oxford, Birmingham and London.

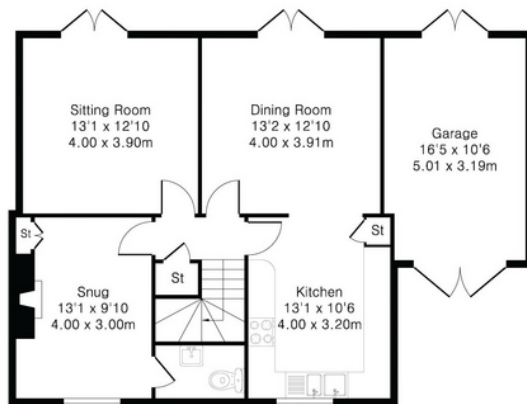


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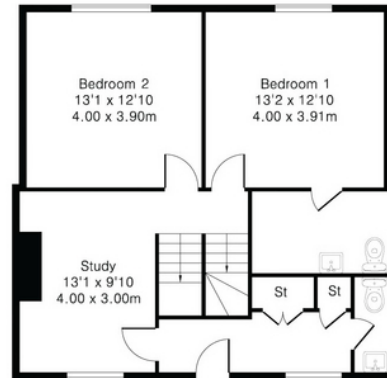
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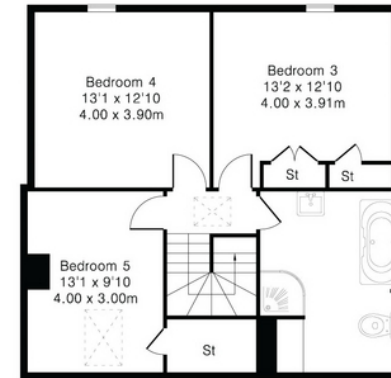
Approximate Gross Internal Area 2209 sq ft – 205 sq m
Ground Floor Area 850 sq ft – 79 sq m
First Floor Area 682 sq ft – 63 sq m
Second Floor Area 677 sq ft – 63 sq m



Ground Floor



First Floor



Second Floor

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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