



Park Rise, Ambrosden, OX25 2LY

Guide Price £350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

The property is in a lovely quiet position set back off the road overlooking a green open space and adjoining a paddock with private gardens to three sides including a super size rear garden with a lawn and wooded area.

The property is of a brick and tile build type with Electric storage and panel heaters. It 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 EE and Three, and voice coverage on O2 and Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). The government portal highlights this as a low/unlikely flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions and Rights are awaited. Local Authority: Cherwell District Council: C EPC - D

The property is located in a quiet no through road with easy access to a local shop. There is no allocated parking but there is on-street parking. The sellers have previously rented a garage in a separate block from the local authority. The thriving market town of Bicester provides for all your everyday needs including; shops, amenities, bars, restaurants, nurseries, schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.







## Key Features

- Semi Detached House
- In Need of Updating and Modernisation
- Scope for Extending
- Great Potential
- Gardens to Three Sides
- Quiet Position
- On Street Parking
- Adjoining Paddock
- Overlooking Green Open Space
- See our website for up-to-date material information.

## The Location

Local Shops 0.2m  
Bicester Market Square 2.7m  
Oxford Carfax Tower 13.9m  
London 64.9m  
Bicester North Station (London Marylebone from approx. 50 mins) 3.3m  
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 2.4m  
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 2.9m  
All times and distances are approximate.

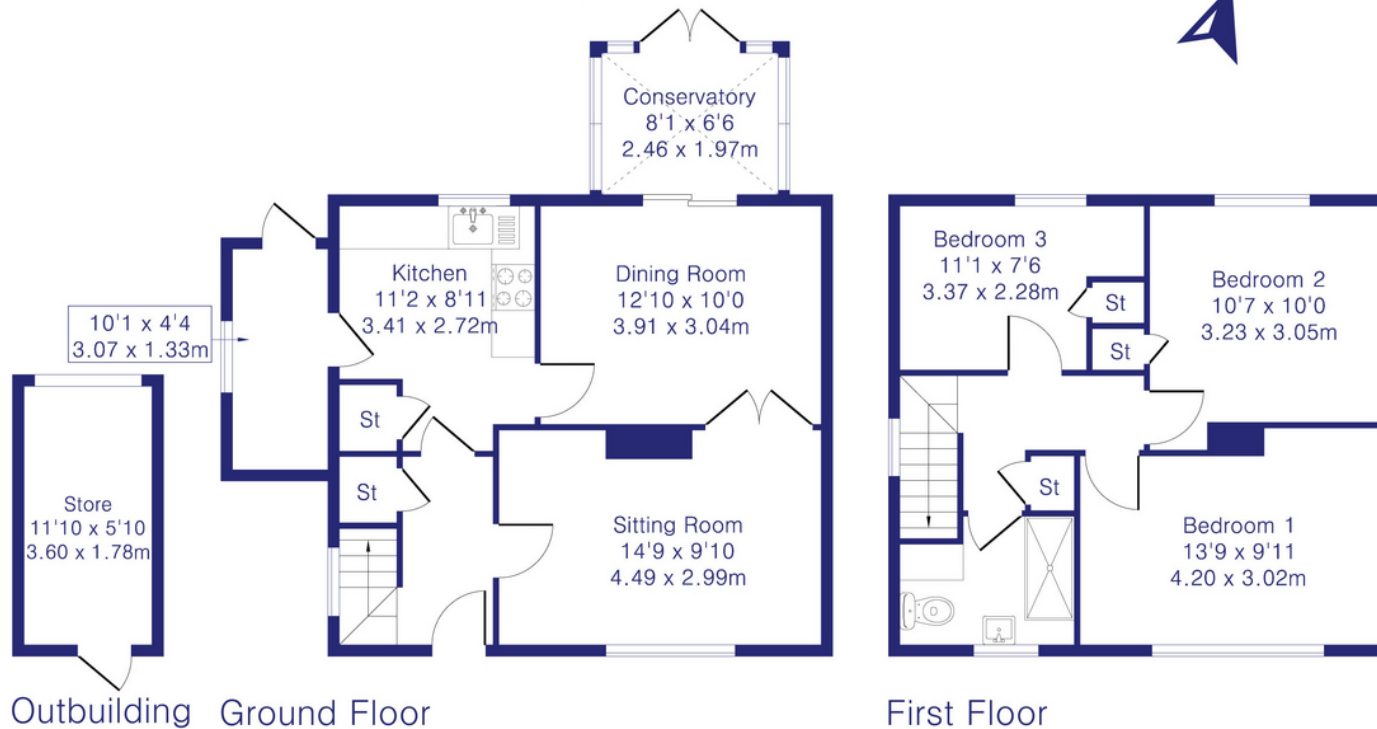


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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.

Approximate Gross Internal Area 1057 sq ft – 98 sq m  
Ground Floor Area 547 sq ft – 51 sq m  
First Floor Area 441 sq ft – 41 sq m  
Outbuilding Area 69 sq ft – 6 sq m



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