



Peregrine Way, Bicester, OX26 6XB

Guide Price £700,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A wonderful five bedroom detached, David Wilson built home. Offering exceptional family accommodation, ideally located in an exclusive position within the highly desirable Langford Village area. This beautifully presented house has bright and light living accommodation of over 1800 sq ft and an excellent layout. As you enter the property there is a spacious entrance hall, four proper reception rooms, a smart kitchen/breakfast room, a utility room and a refitted cloakroom. On the first floor, all five bedrooms are well proportioned with the master bedroom being particularly large having a refitted ensuite shower room, the main bathroom has also been refitted to make a super stylish shower room. The front of the property has parking, whilst to the rear there is a well enclosed wide garden which catches the afternoon and evening sun.

### MATERIAL INFORMATION

The property is traditionally constructed with brick elevations, under a pitched and tiled roof. It was constructed approximately 30 years ago. The property is connected to mains electricity gas, water and drainage. Heating is via gas fired central heating.

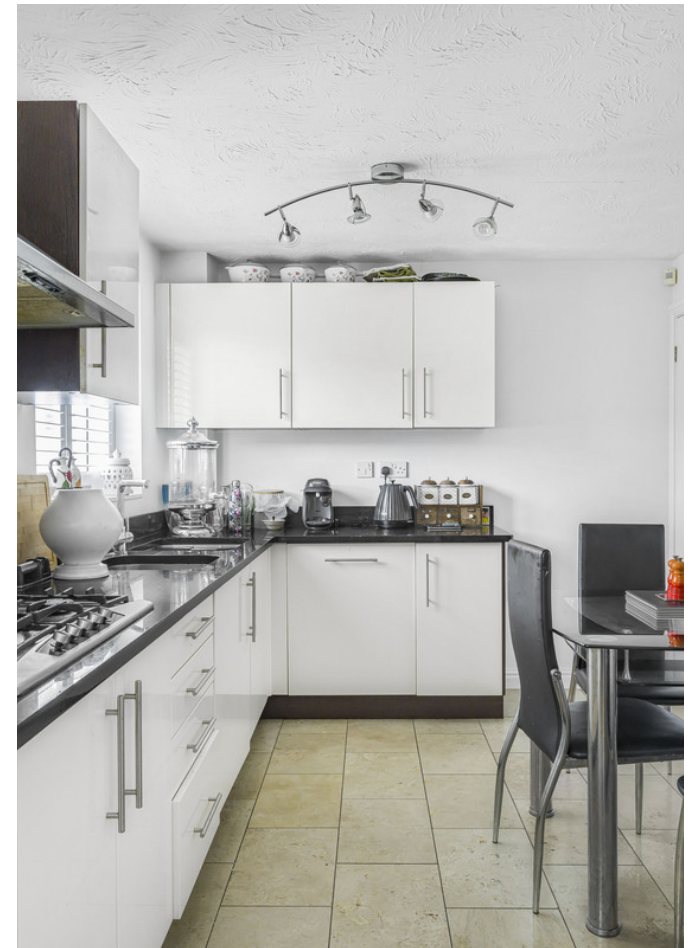
Broadband - according to Ofcom - all broadband speeds are available including Ultrafast.

Mobile phone coverage - according to Ofcom - all mobile phone coverage both indoors and outdoors is available for all providers.

According to the Government website there is a very low risk from flooding, from either rivers or surface water.

Local Authority - Cherwell District Council - F. EPC C





## Key Features

- Exceptional Five Bedroom Detached House
- Super location on the original Langford Village
- Four proper reception rooms
- Refitted kitchen/breakfast room
- Generous bedroom sizes with ensuite to master bedroom
- Super stylish family shower room
- Generous rear garden catching the afternoon and evening sun
- Set in an exclusive position
- See our website for up-to-date material information.
- Other benefits include a recently installed gas boiler and professionally installed shutters

## The Location

Located in a prime position amongst similar houses, just off of Peregrine Way, in what is generally regarded as the best part of original Langford Village. Langford Village provides; a primary school, a parade of shops and a public house. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

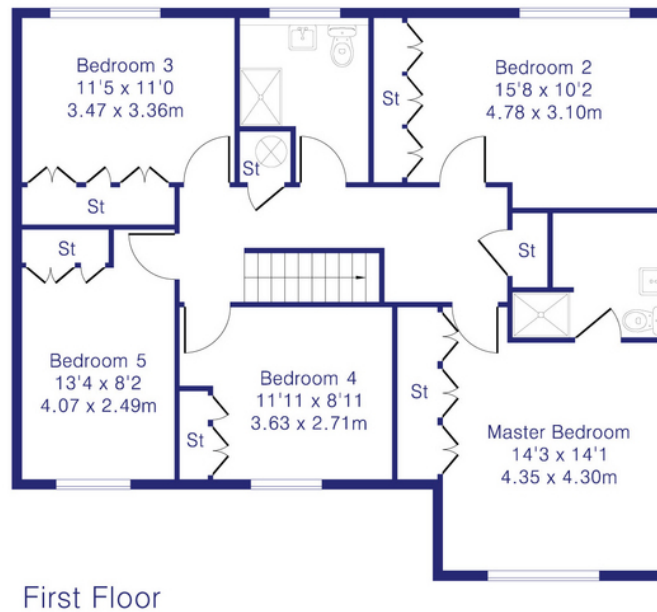
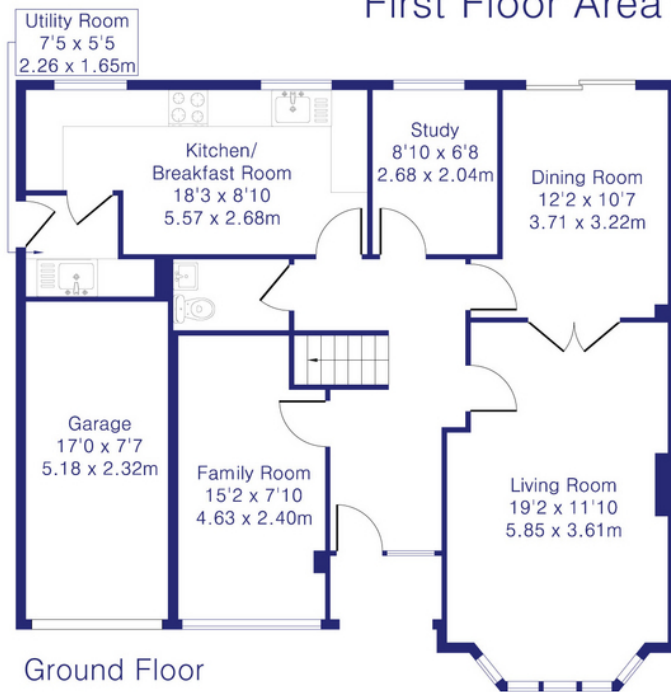
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2. Any areas, measurements or distances are approximate.

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.

Approximate Gross Internal Area 1908 sq ft – 177 sq m  
Ground Floor Area 1003 sq ft – 93 sq m  
First Floor Area 905 sq ft – 84 sq m



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