



Station Road, Launton, OX26 5DS

Guide Price £375,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A charming individual, three bedroom end of terrace cottage, set back from the road in the heart of the desirable village of Launton. This highly individual and quite charming property offers unexpectedly generous accommodation with a large entrance hall, two reception rooms, galley style kitchen and a ground floor bathroom. On the first floor there is a lovely landing and three bedrooms. Set back from the road with a pretty front garden, outbuilding and further area of garden to the rear. Viewing highly recommended.

Material Information

The property has rendered elevations, under a pitched and slated roof. The original cottage is likely to be Victorian or older, with later extensions. The property is connected to mains; electricity, water and drainage. Heating is via Oil fired central heating to radiators. According to the seller the boiler is in need of attention.

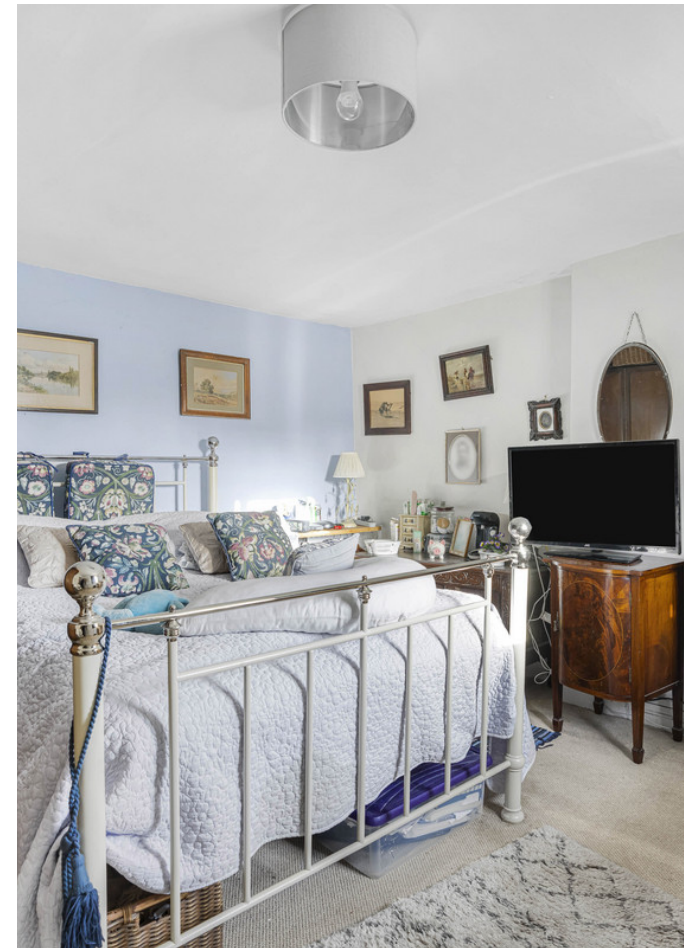
Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Mobile phone coverage - according to Ofcom - all mobile phone coverage is available both indoors and outdoors for all providers, with the exception of data for Vodafone.

According to the government website - there is a very low risk of flooding from rivers and surface water.

Local Authority - Cherwell District Council - E band EPC rating E





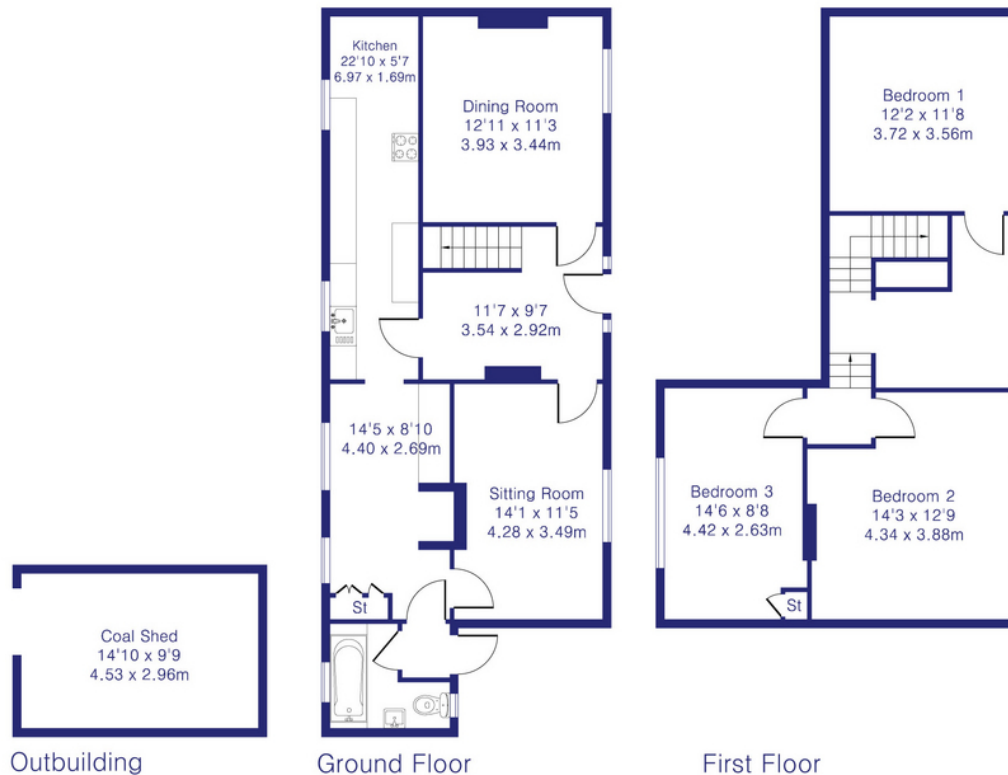
Key Features

- A charming three bedroom end of terrace cottage
- Character and interest throughout
- Two separate reception rooms
- Galley style kitchen and breakfast room
- Ground floor bathroom
- Three well proportioned bedrooms and large landing
- Gardens front and rear
- Outbuilding
- Village with excellent amenities
- See our website for up-to-date material information.

The Location

Centrally located in the highly desirable village of Launton. Launton has lots of amenities with; a primary school, active sports club, playing fields, a store/post office and two public houses. The market town of Bicester is only two miles away. 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.

Approximate Gross Internal Area 1429 sq ft – 133 sq m
Ground Floor Area 697 sq ft – 65 sq m
First Floor Area 588 sq ft – 55 sq m
Outbuilding Area 144 sq ft – 13 sq m



Outbuilding

Ground Floor

First Floor

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.

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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