



Black Bull Lane, Fencott, OX5 2RD

Guide Price £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A pretty two bedroom cottage with gardens and parking, in an idyllic rural situation. This charming cottage has recently been refurbished and is beautifully presented with many attractive features. A pretty front garden with gravelled path leads to the front door, where the sitting room has a beautiful flagstone floor. The kitchen has a range of wall and base units, quarry tiled floor and overlooks the rear garden. Both bedrooms are descent sizes and the rear garden enjoys a unusual degree of privacy.

MATERIAL INFORMATION

The property has natural stone elevations under a pitched and slated roof. Mains water, electricity and drainage are connected. The heating system is electric.

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

Mobile Phone availability - according to Ofcom - all listed service providers provide a full range of service.

Flood risk - according to government website - there is a very low risk of flooding from either surface water or rivers.

Local authority - Cherwell District Council - C - EPC - D





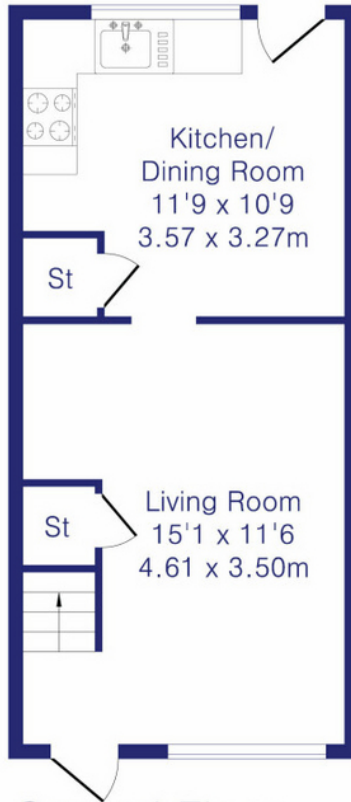
Key Features

- Pretty natural stone cottage
- Idyllic rural situation
- Secluded west facing rear garden
- Two bedrooms
- Living room with flagstone floors
- Close by Otmoor
- Two parking spaces
- Recently refurbished and improved
- See our website for up-to-date material information.

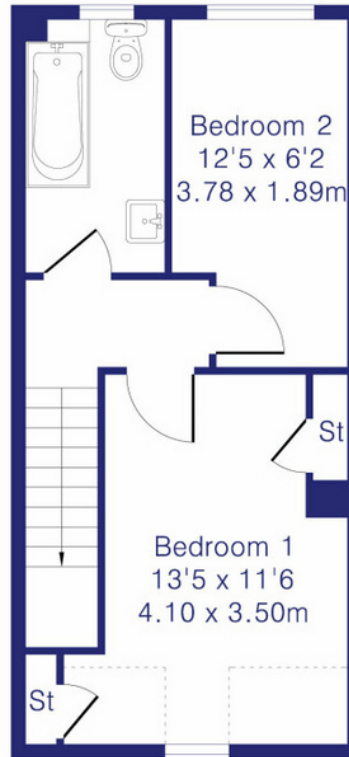
The Location

Enjoying an idyllic rural situation in a no through lane, close to Otmoor, which is a RSPB reserve and a haven for wildlife. It is also a site of special scientific interest. The village of Fencott, is within easy commuting distance of both Oxford (9 miles, 20 minutes) and Bicester (8 miles, 15 minutes) and only 3 miles away from Islip train station with services to both Oxford/Bicester and London Marylebone.

Approximate Gross Internal Area 614 sq ft – 57 sq m
Ground Floor Area 308 sq ft – 29 sq m
First Floor Area 306 sq ft – 28 sq m



Ground Floor



First Floor

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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.

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