



Castle Street, Marsh Gibbon, OX27 0HJ

Guide Price £550,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Located in the heart of the village, an attractive four bedroom period home formally part of the village school. It is perfect to add your own mark to and is ideally located in the heart of the village a 'stones throw' from; the school, shop, Parish Church, pub and village hall.

From the hall to your left is the dining room which leads into the sitting room and runs the width of the house with a fireplace. The kitchen/breakfast is on the right of the hall and runs across the rear of the property. There is also a cloakroom on the ground floor. Upstairs there is the main bedroom with an ensuite and three further bedrooms, there is also a family bathroom. Outside there is a front and rear garden both laid to lawn with flower beds. There is also a double garage with driveway parking.

The thriving market town of Bicester provides for all your everyday needs including; shops, amenities, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities. The property is connected to mains electricity, water and drainage but not gas. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile coverage, according to Ofcom there is good coverage for EE, O2 & Vodafone indoors but not for three and there is good coverage outdoors for EE, Three, O2 and Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). 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 & Rights are awaited. Local Authority: Aylesbury Vale District Council - E; EPC -





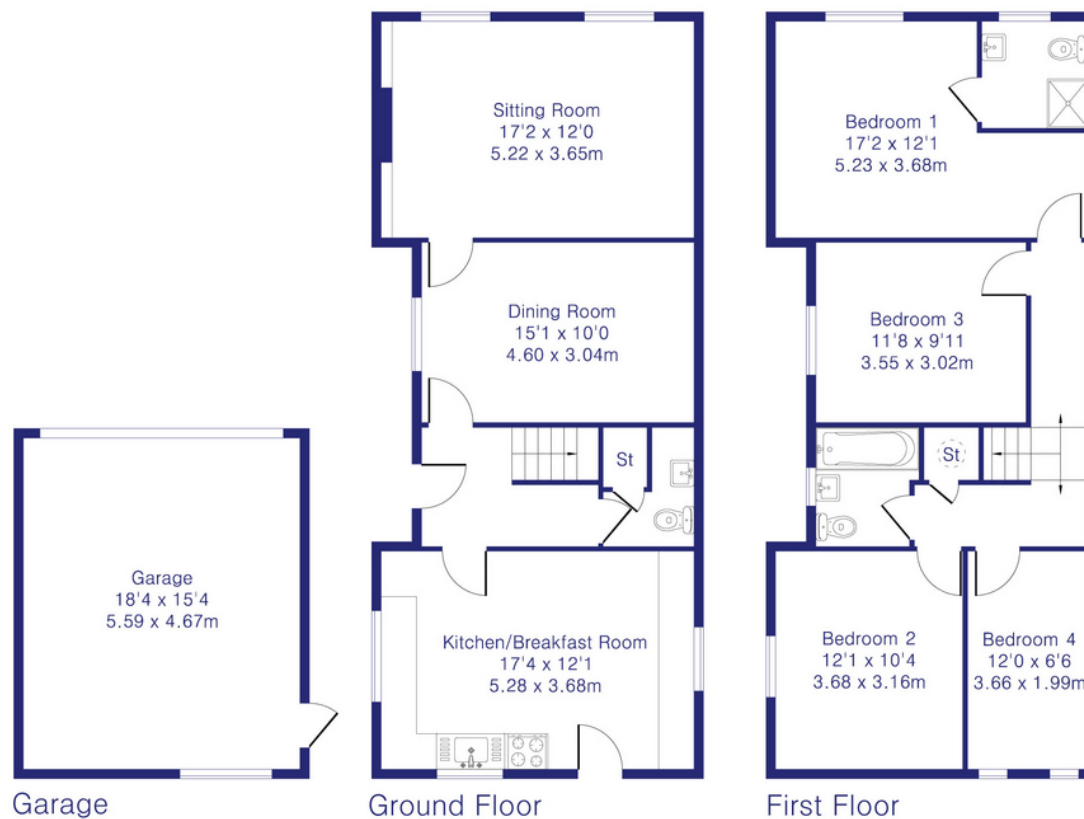
## Key Features

- Four Bedrooms
- Double Garage with Ample Parking
- Former School House
- Village Centre
- Thriving and Active Community, Many Local Clubs and Societies
- Bucks Grammer School Catchment
- Ideal to put your Own Mark Onto.
- Oil fired central heating to radiators
- See our website for up-to-date material information.

## The Location

Local Shop. Diagonally opposite approx. 110 ft  
 Bicester Market Square 5.2m  
 Oxford Carfax Tower 17.5m  
 London 68.3m  
 Bicester North Station (London Marylebone from approx. 50 mins) 5.4m  
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 5.3m  
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.4m  
 All times and distances are approximate.

Approximate Gross Internal Area 1639 sq ft – 152 sq m  
Ground Floor Area 679 sq ft – 63 sq m  
First Floor Area 679 sq ft – 63 sq m  
Garage Area 281 sq ft – 26 sq m



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.

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