



Little Marsh Road, Marsh Gibbon, OX27 0AF

Guide Price £425,000

THOMAS
MERRIFIELD
SALES LETTINGS



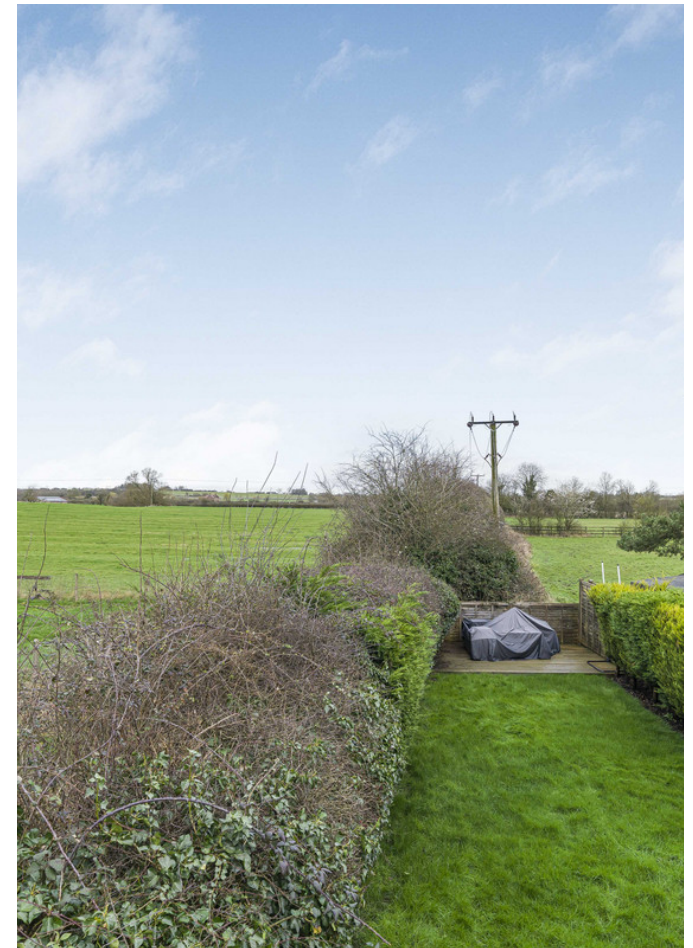
The Property

An extended, much improved and remodelled three bedroom detached house with views over open countryside. The ground floor has a handy hall and cloakroom. The open plan sitting room has a solid fuel burning stove, bespoke storage and is open plan into the kitchen/dining, which has been refitted with a part vaulted ceiling, doors to the garden and a utility room. Upstairs there are three bedrooms with a dressing room to the main bedroom and a family bathroom. Outside is parking to the front and a car port at the side. The rear garden which is laid to lawn with a patio and backs onto a paddock

The property is located close to the shop, primary school, public house, church and is catchment for Bucks Grammar Schools. 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 and there is an electricity sub station at the front of the property. Broadband - according to Ofcom, is upto Ultrafast. Mobile coverage, according to Ofcom - there is good coverage for Vodafone and voice coverage for 02 indoors and good coverage for EE, Three, 02 and Vodaphone outdoors (checker.ofcom.org.uk). The government portal generally highlights this as a unlikely groundwater and a medium surface water flood risk. We are aware of discussions regarding a potential planning application in the fields to the rear of the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are awaited. The seller has responsibility for the boundaries, as you look at the property, on the right, rear and front.





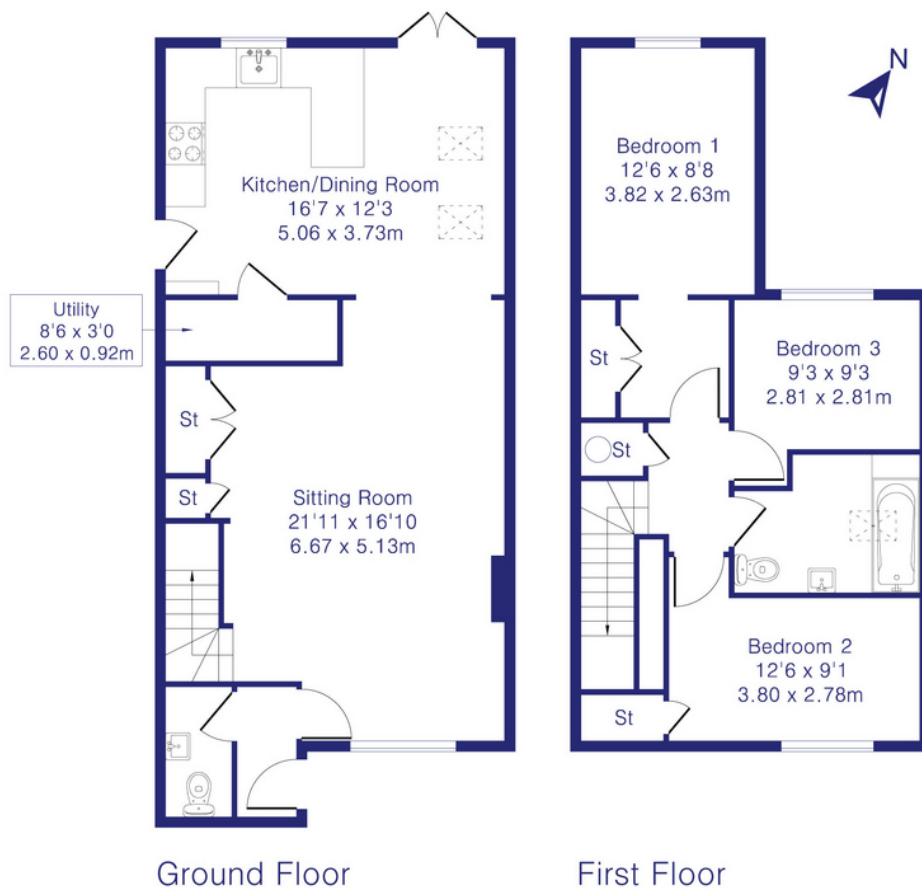
Key Features

- Three Bedrooms
- Sitting Room with Stove
- Bright and Airy, Extended and Re-Fitted Kitchen and Dining Room
- Cloakroom
- Utility
- Views Over Countryside
- Thriving and Active Village Community
- Bucks Grammer School Catchment
- Oil fired central heating to radiators.
- See our website for up-to-date material information.

The Location

Local Shop 0.4m
Bicester Market Square 5.6m
Oxford Carfax Tower 18m
London 68.3m
Bicester North Station (London Marylebone from approx. 50 mins) 5.8m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 5.7m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.8m
All times and distances are approximate.

Approximate Gross Internal Area 1079 sq ft – 100 sq m
Ground Floor Area 603 sq ft – 56 sq m
First Floor Area 476 sq ft – 44 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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