



Honeysuckle Cottage, Hardwick, OX27 8SS

Guide Price £925,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A charming detached house, offering delightful accommodation in an idyllic village setting. Honeysuckle Cottage, originally two cottages, has been extended and improved over the years to provide a fabulous family home with either annexe potential or an excellent home office. The accommodation comprises, three reception rooms, a kitchen, a garden room and cloakroom. Additionally in the annexe, there are two rooms and a shower room. The first floor offers four bedroom with the principle bedroom being ensuite, plus a gorgeous family bathroom. There is parking for three cars and a generous garage. The substantial plot amounts in total to 1/4 of an acre with a lovely south facing garden.

### AGENTS NOTES

The property is believed to date from around 1870 having stone elevations with brick detailing and a pitched and tiled roof. All mains services are connected with the exception of gas. Heating is oil fired to radiators. Broadband - according to Ofcom - by standard and ultrafast broadband are available. Superfast is not. Mobile phone coverage - according to Ofcom - EE, O2 and Vodafone have voice coverage indoors, 3 does not. None of the listed phone providers have data coverage indoors. Outdoors all listed providers have a full range of services. Flood risk - according to government website - the risk of flooding from either rivers or surface water is very low. Local Authority - Cherwell District Council - F - EPC Rating - E







## Key Features

- Charming detached period property in idyllic rural location
- Two small primary schools in nearby villages
- Generous south facing rear gardens
- Exceptional ground floor accommodation with annexe potential
- Super rural views
- Well proportioned rooms
- Excellent access to Junction 9, the M40 and Oxford is approximately 20 miles
- Convenient for Bicester, Bicester Village Shopping Outlet and mainline stations
- See our website for up-to-date material information

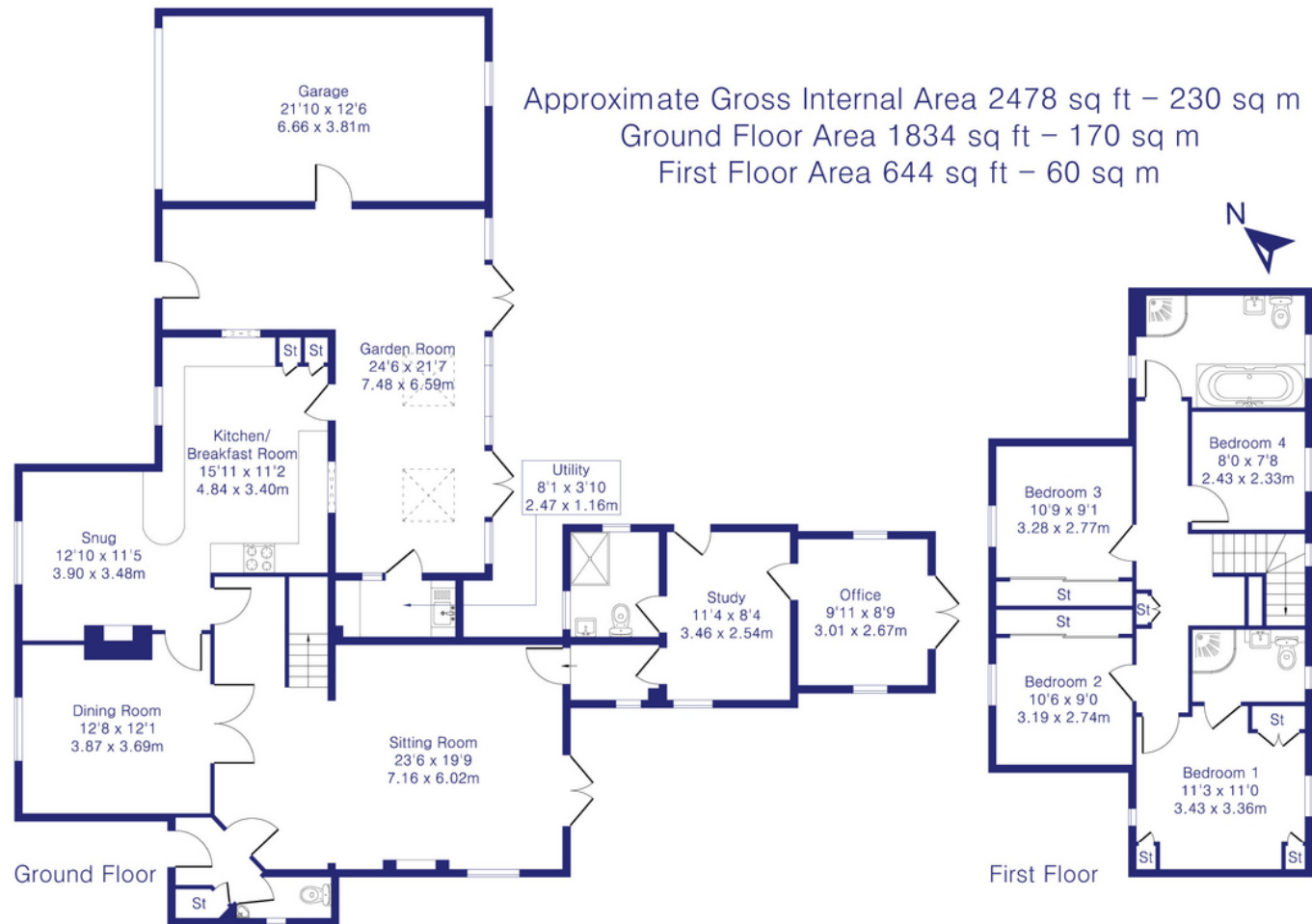
## The Location

The property occupies a lovely semi-rural location within a pretty village, approximately 5 miles to the north of Bicester. The property is easily accessible to the motorway network, via Junction 10 of the M40 (approximately 2 miles). Nearby Bicester provides for all everyday needs as well as having excellent railway services from two stations, between them serving Oxford, London and Birmingham.

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