



Main Street, Bicester, OX27 8DZ

Guide Price £725,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An individual detached natural stone village home, located in a highly desirable village. Sunnyside House is a charming and high quality property with light and spacious accommodation together with pleasant gardens and excellent outside space. There is a delightful triple aspect sitting room with open fireplace and double doors to the rear garden. A generous dining room and a large "L shaped" kitchen breakfast room with boot room off. All four bedrooms are generously proportioned, with a delightful vaulted master bedroom having dressing room with ensuite. The property benefits from a newly installed gas fired boiler, as well as 16 PV solar panels which contribute significantly to reducing energy costs. Outside, as well as the garage there is ample parking and there are pleasant gardens.

### MATERIAL INFORMATION

A traditionally built detached house with stone elevations under a pitched and tiled roof. All mains services are connected with the exception of gas. Central heating with LPG boiler to radiators.

Planning Consent - has recently been granted for a small development on the opposite side of the road. Further details are available from Thomas Merrifield on request.

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

Mobile phone coverage - according to Ofcom - 02 and Vodafone have coverage for all services both inside and out. EE and Three have a full range of coverage with exception of indoor coverage for Three and indoor data coverage for EE.

Local Authority - Cherwell District Council - E; EPC - D





## Key Features

- Individual detached natural stone house
- Located in a highly desirable village
- Beautiful triple aspect living room
- Superb vaulted master bedroom suite
- Interest character and quality throughout
- Large dining room
- L Shaped kitchen/breakfast room
- All good bedroom sizes
- Garage, ample parking and pleasant gardens
- See our website for up-to-date material information.

## The Location

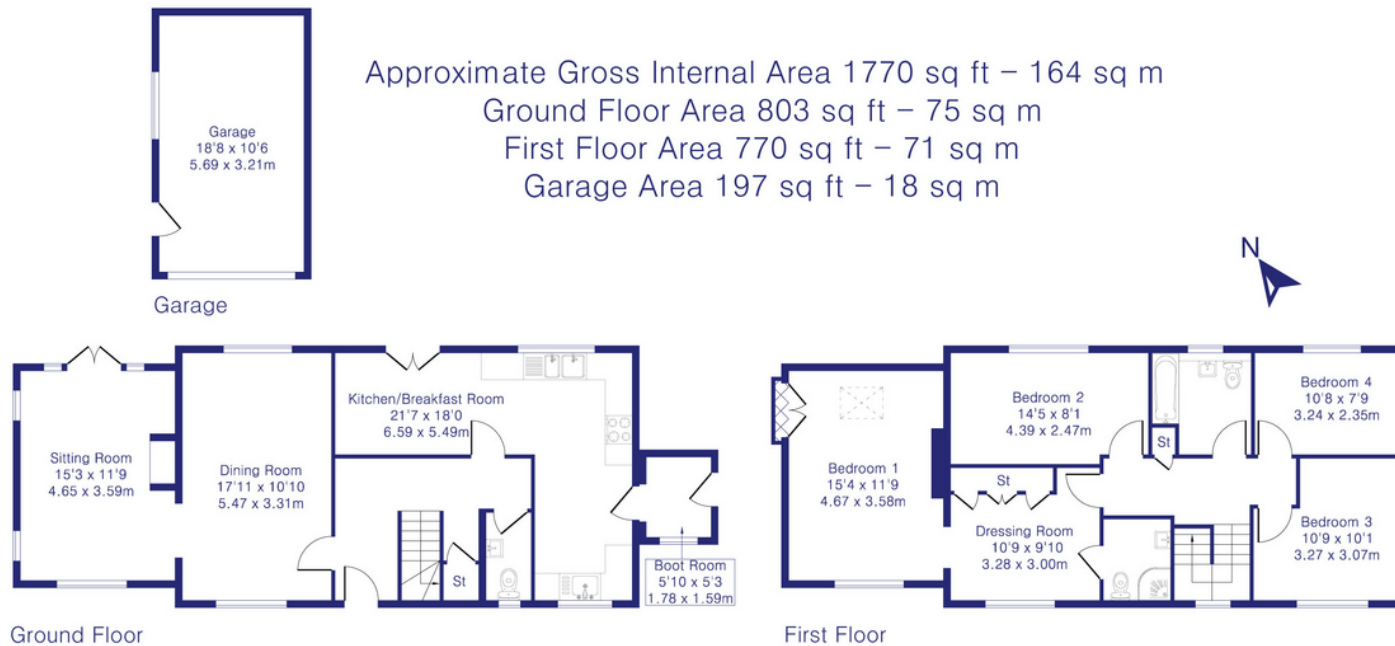
Enjoying an enviable central location within the quiet no-through village of Fringford. Fringford has a fine 12th-Century parish church, a village hall and the Butchers Arms Public House dating from the 1700s, where a coffee shop and convenience store is planned. There are also many village groups and an active community. Fringford is within five miles of Bicester with its mainline railways services and also convenient to the motorway network.



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