



Church Street, Marsh Gibbon, OX27 0ET

Guide Price £950,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





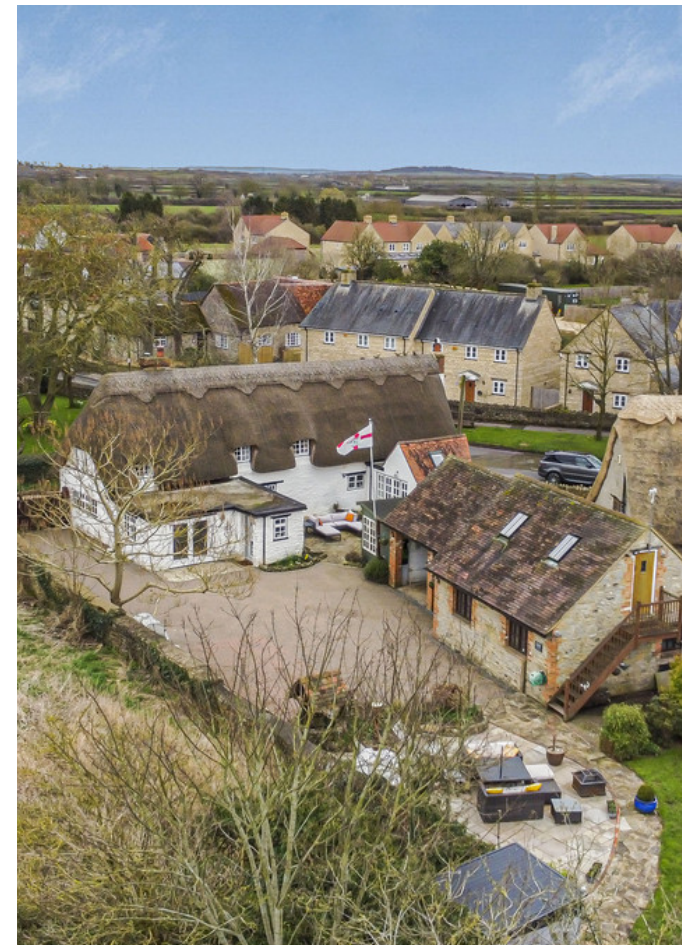
The Property

A beautiful detached village home, exquisitely restored and renovated offering extensive gardens and outbuildings in a highly desirable village with amenities. The Old White Hart is Grade II listed and believed to date from the 17th or early 18th Century, as the name suggests it was previously a public house. Over recent years the property has been extensively restored and renovated to provide a wonderful home.

The property is full of charming character as well as providing spacious accommodation. A beautiful entrance hall gives access to ground floor shower room and the principle reception rooms are packed full of character with open fireplaces, exposed stone work and exposed beams. The kitchen was refitted in 2022, with quartz worktops, Quooker boiling hot water tap, integrated dishwasher and two wine coolers. The first floor houses four delightful bedrooms (two of which are interconnecting) and the family bathroom.

The gardens are a major feature of the property, extending to approximately 0.3 of an acre, with a lovely courtyard area, a terrace and a pretty informal garden. Another major feature of the property is the garage outbuilding, where there is an open bay garage, significant workshop and a floor above.





Key Features

- Beautiful detached house
- Exquisitely restored and renovated
- Generous private gardens
- Substantial outbuilding
- Three characterful reception rooms
- Recently refitted kitchen
- Luxurious bathroom
- Delightful village with amenities
- Garaging and parking
- See our website for up-to-date material information.



The Location

Enjoying a superb central situation within a pretty and highly desirable village. Marsh Gibbon has excellent local amenities, including; primary school, village store, two public houses, an active village hall and lots of clubs and society's. Grammar School education is available, subject to passing the 11+. Marsh Gibbon is approximately 6 miles from the market town of Bicester, which has two mainline stations with services to Oxford, Birmingham, London Marylebone. Junction 9 of the M40 is about 9 miles away.

MATERIAL INFORMATION

The property is a detached Grade II listed period house of traditional construction. The main body of the property is believed to date from the 17th or early 18th Century with later additions. The property is also located in a conservation area. All mains services are connected with the exception of gas. Oil fired central heating to radiators.

The ensuite to the room above the workshop was installed by current owners who did not seek planning or other consent. Broadband - according to Ofcom - all broadband speeds up to and including ultrafast are available.

Mobile phone coverage - according to Ofcom - all listed providers have coverage with the exception of indoor coverage for three.

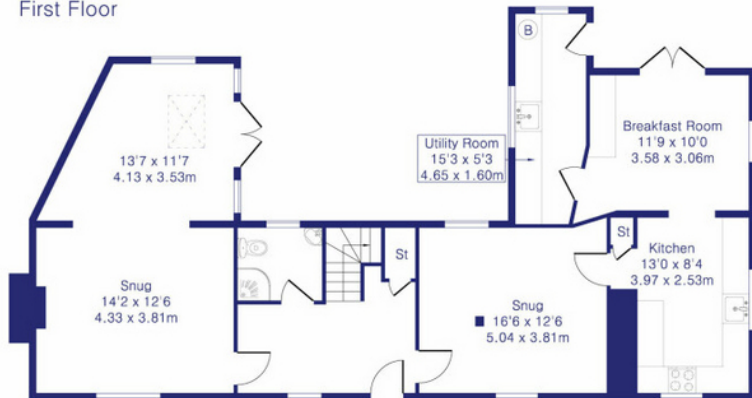
Local Authority: Aylesbury Vale District Council G



Approximate Gross Internal Area 2809 sq ft – 261 sq m
 Ground Floor Area 1039 sq ft – 96 sq m
 First Floor Area 782 sq ft – 73 sq m
 Workshop Area 620 sq ft – 58 sq m
 Above Workshop Area 297 sq ft – 27 sq m
 Outbuilding Area 71 sq ft – 7 sq m



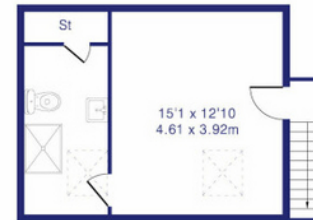
First Floor



Ground Floor



Outbuilding



Above Workshop



Workshop

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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