



Mill Close, Charlton On Otmoor, OX5 2UE

Guide Price £415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A refurbished and modernised three bedroom semi-detached home with; under floor heating on the ground floor, air source heat pump and re-fitted kitchen and bathroom. From the hall there is a cosy sitting room, refitted kitchen and dining room to the rear. There are two double, a single bedroom and a refitted bathroom. The front garden is laid to lawn with parking for three cars and a side access to the rear. The rear garden has a decked patio, lawn and a variety of sheds and outbuildings.

MATERIAL INFORMATION

The property is connected to mains electricity, water and drainage but not gas.

Broadband - according to Ofcom, is up to Ultrafast are available

Mobile - According to Ofcom - there is good outdoor mobile, data and enhanced coverage outdoors for EE, Three, O2 & Vodafone and good mobile and data coverage for Three, O2 and Vodafone with voice coverage indoors for EE (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, Restrictions & Rights are awaited. The seller has responsibility for the boundaries, as you look at the property, to the left, front and rear. The garden shed/outbuilding has a roof of sheet material which is/may be asbestos. This is considered to be safe if left undisturbed. The seller is unaware of having a FENSA certificate or Building Regulation or competent person Certificate for the wiring

The property is in a quiet close in this Otmoor Village. The thriving towns of Bicester and Kidlington provides for all your everyday requirements including shopping, social, and recruitment possibilities.





Key Features

- Three Bedrooms
- Sitting Room
- Open Plan Refitted Kitchen and Dining Room
- Quiet Close
- Refurbished and Improved
- Under Floor Heating to the Ground Floor
- Air Source Heat Pump
- Garden to three sides and parking
- Potential to Extend (STPP)
- See our website for up-to-date material information.

The Location

Local Shops 3.1m (Islip) and 3.8m (Ambrosden)
Bicester Market Square 7.2m, High Street, Kidlington 6.1m
Oxford Carfax Tower 9.6m, London 60.4m
Islip Station 3.1m (London Marylebone from 1hr 11 mins,
Oxford from approx. 10 mins)
Bicester North Station (London Marylebone from approx. 50
mins) 7.8m
Bicester village Station (London Marylebone from 51 mins,
Oxford from approx. 17 mins) 6.8m
Manorsfield Road Bus and Coach Station to Oxford,
Buckingham, Milton Keynes and Cambridge 7.4m
All times and distances are approximate.

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.

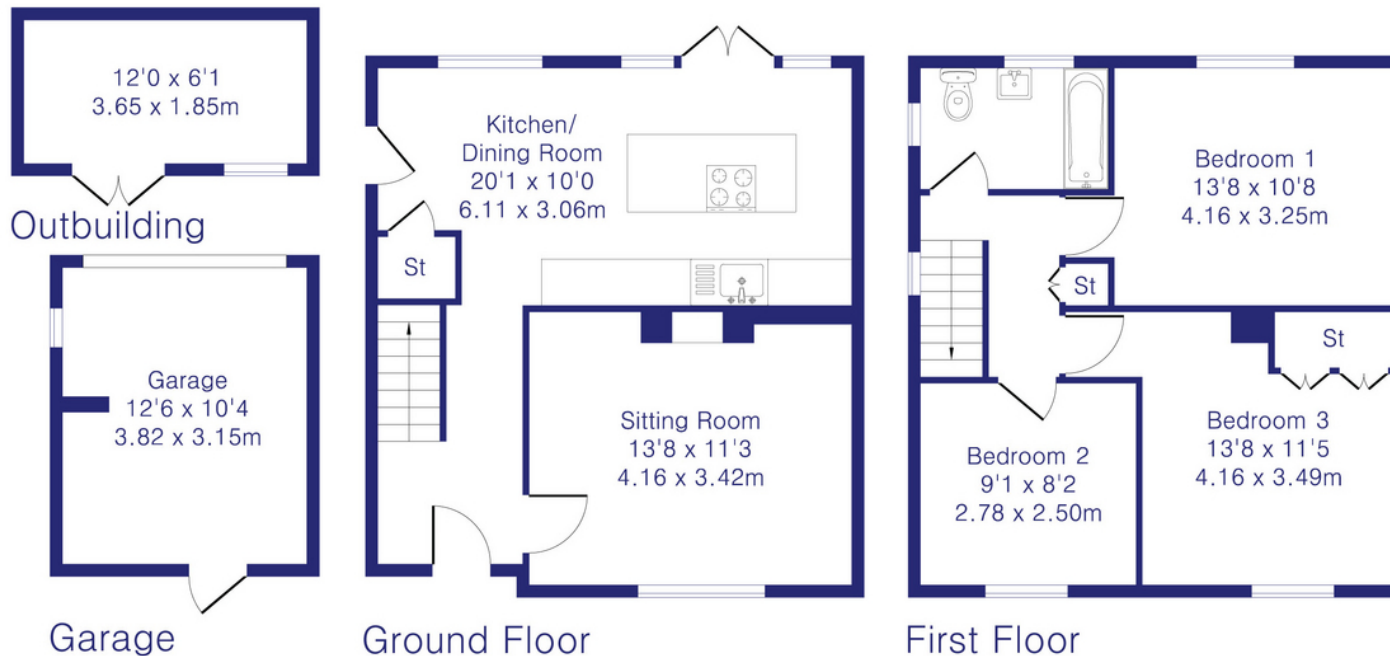
Approximate Gross Internal Area 1069 sq ft – 101 sq m

Ground Floor Area 428 sq ft – 40 sq m

First Floor Area 438 sq ft – 41 sq m

Garage Area 130 sq ft – 12 sq m

Outbuilding Area 73 sq ft – 8 sq m



Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS