



Church Lane, Bicester, OX25 2PN

Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A detached three bedroom bungalow, situated on a no-through lane in a desirable village. No onward chain. This charming property has a large 20'4 x 12'9 sitting room with traditional fireplace, patio doors to the conservatory and a wide arch leading to the dining room. The kitchen has a good range of wall and base units as well as a number of fitted appliances. Additionally at this end of the bungalow is a cloakroom and utility room which gives access to both the back garden and the garage. The master bedroom has an ensuite shower room, there is a further shower room and two further bedrooms. Outside the property has ample driveway parking and a pleasant rear garden.

MATERIAL INFORMATION

Looking from the front, the boundary of the property is, in line with the right hand wall of the garage. Red Brick Cottage has a vehicular right of way over the adjoining property to approach its garage. Please note that Red Brick Cottage also has a separate vehicular access, towards the left hand side of the front boundary, looking from the front. The property is connected to mains; electricity, water and drainage. Heating is via oil fired central heating to radiators.

Broadband - according to Ofcom - standard and superfast broadband are available (Ultrafast is not)

Mobile phone coverage - according to Ofcom - indoor phone coverage for voice and data are available from Vodafone, O2 provides indoor voice coverage only (EE and Three have no indoor mobile coverage). Outdoor; all listed providers offer a full range of services.

Flooding - according to the government website - there is a high risk of surface water flooding and a very low risk of flooding from rivers. The sellers state that during their ownership that it has not flooded.

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





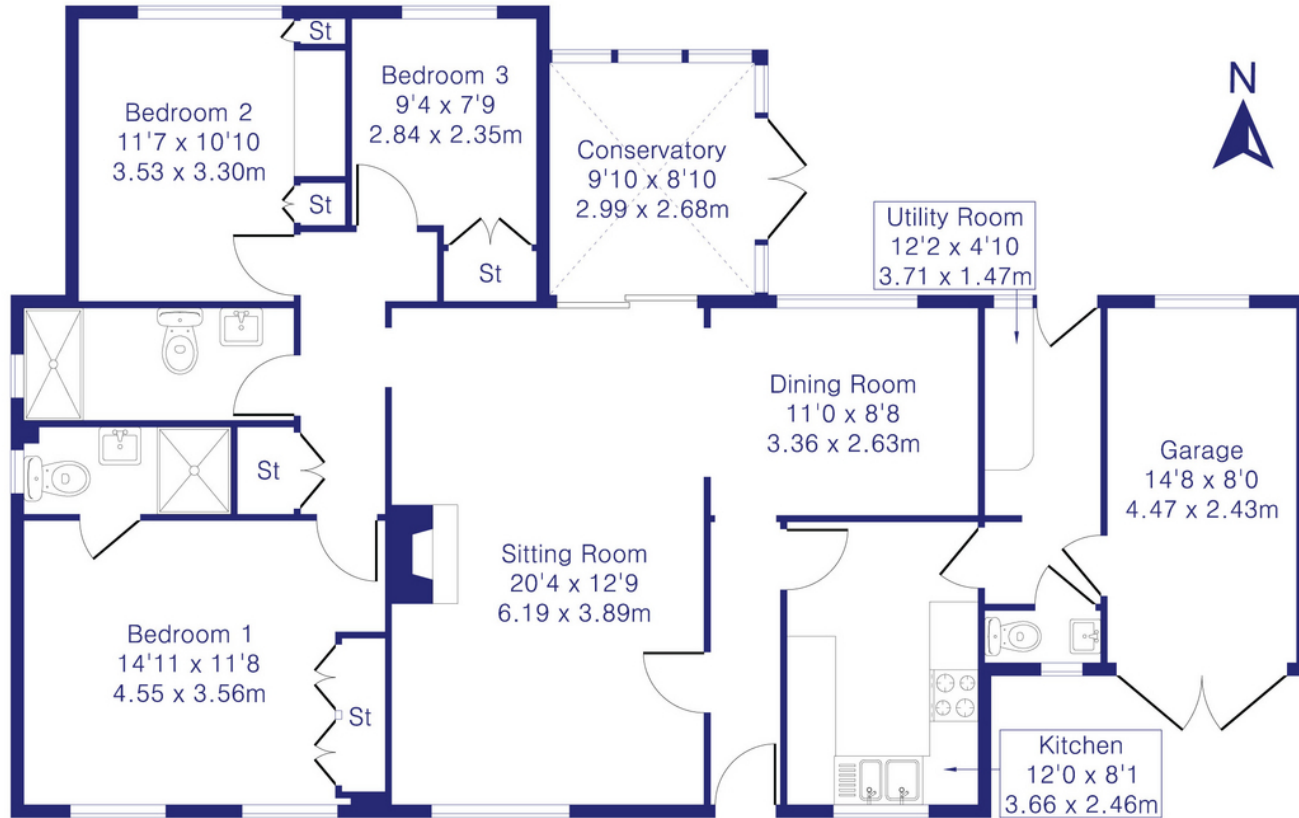
Key Features

- A charming individual detached bungalow
- Spacious accommodation including three bedrooms
- Large dual aspect sitting room with fireplace
- Separate dining area
- Ensuite to master bedroom
- Walk in wet room, conservatory, utility room and separate cloakroom
- Garage and ample parking
- Situated in a no-through lane in a highly desirable village
- See our website for up-to-date material information.

The Location

Located in an attractive lane close to the heart of this desirable village. Wendlebury has a play area, village hall, public house and is convenient to both Bicester and Junction 9 of the M40. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

Approximate Gross Internal Area 1270 sq ft – 118 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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