



May Cottage, Marsh Gibbon, OX27 0AW

Guide Price £725,000 Freehold

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SALES LETTINGS



The Property

A charming and substantial semi-detached cottage with a generous plot, in a super rural position. May Cottage is a lovely combination of old and new, beautifully positioned in a rural, edge of village location. The extensive accommodation includes; an adorable family/dining room with beams and exposed stone fireplace with wood burner, delightful dual aspect sitting room with double doors to the garden, a kitchen/breakfast room and a ground floor shower room. On the first floor there are five bedrooms with a particularly large master having a balcony overlooking gardens with views beyond. The generous garden is a major feature of the property; there is a double garage and other outbuildings. Viewing highly recommended.

MATERIAL INFORMATION

A semi detached period cottage with later extensions having stone and rendered elevations under a pitched and tiled roof. Mains, electricity, water and drainage are connected. Oil fired central heating to radiators.

Broadband - according to Ofcom - standard and ultra fast broadband are available, superfast is not.

Mobile Phone availability - according to Ofcom - all listed providers have availability for all services with the exception of indoor data availability for 02.

Flood risk - according to the government website - there is a high risk of surface water flooding and a very low risk of flooding from rivers. May Cottage flooded in 2020, since when mitigating measures have been undertaken.

Local Authority - Aylesbury Vale District Council - F; EPC rating D

Please be aware that the vendor of this property is an employee of Thomas Merrifield (Bicester) Ltd.





Key Features

- Charming and substantial semi detached cottage
- Super rural, edge of village location with village amenities
- Lovely combination of old and new
- Generous plot - approximately 0.45 of an acre
- Double garage and outbuildings
- Two charming reception rooms
- Kitchen/breakfast room
- Luxury bathroom and ground floor shower room
- Five bedrooms
- See our website for up-to-date material information.

The Location

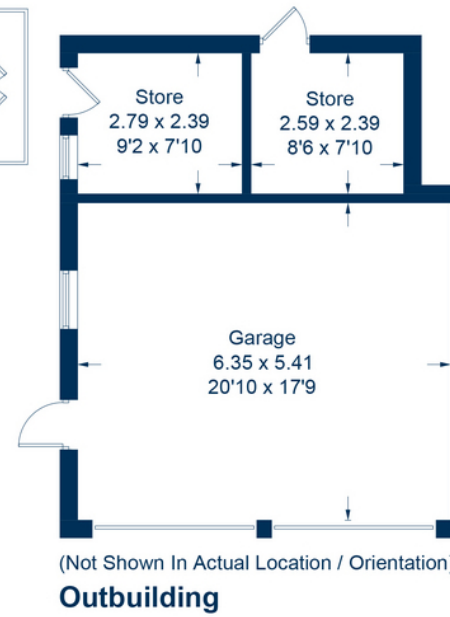
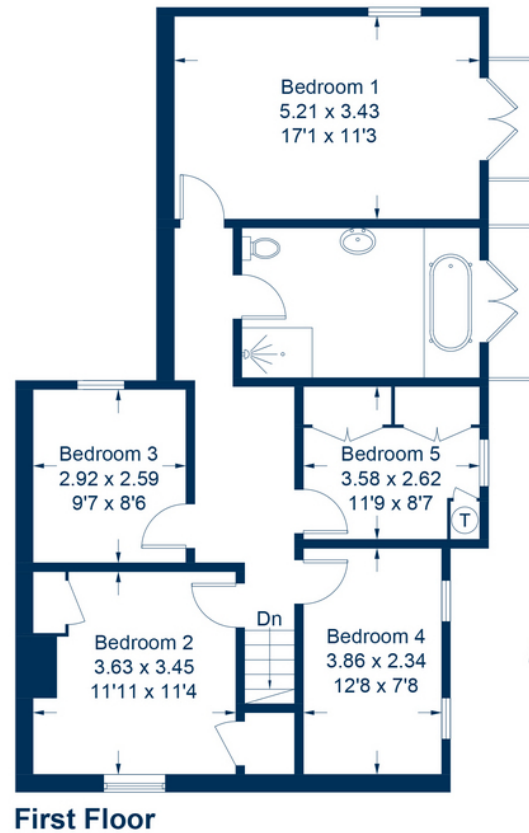
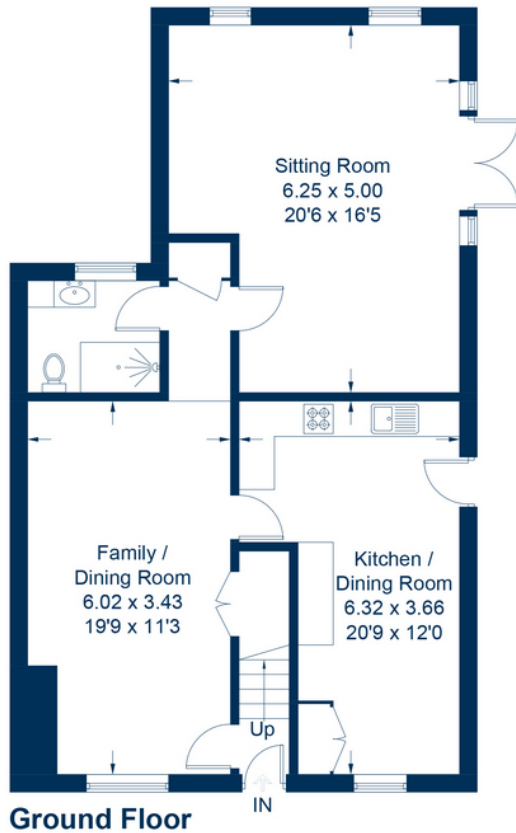
Set in a super semi-rural location, on the outskirts of the village of Marsh Gibbon. Marsh Gibbon is an attractive and desirable village with a primary school, a very active village hall and social life. The two pubs in the village the Plough which has recently been refurbished and the Greyhound which is due to reopen shortly and there is a village store/post office. Bicester (approximately 4 miles) provides for all everyday needs as well as having main line railway station with services to Oxford, Birmingham and London. The M40 is easily accessible via Junctions 9 and 10.

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Approximate Gross Internal Area
Ground Floor = 83.8 sq m / 902 sq ft
First Floor = 80.2 sq m / 863 sq ft
Garage / Store = 49.4 sq m / 532 sq ft
Total = 213.4 sq m / 2,297 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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