



Springfields, Ambrosden, OX25 2AH

Guide Price £725,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully designed and particularly spacious, five bedroom detached house. Situated with a lovely open outlook toward open countryside in a desirable village offering excellent local amenities. Offering approximately 1900 sq ft, of well planned accommodation, this house has been lovingly maintained and significantly improved. There is a generous entrance hall, three super reception rooms, large up-graded kitchen/dining room with Bosch appliances, stone working surfaces and a five ring burner. Additionally on the ground floor there is a utility room and a cloakroom. All five bedrooms are doubles, two of which are ensuite with both a master bedroom and the second bedroom having excellent storage/built in wardrobes. There is ample parking approaching the double garage which has been improved, benefitting from power and light. The rear garden is a major feature of the property with central lawn, attractive planting and a large outside seating area.

### MATERIAL INFORMATION

A traditionally constructed detached house with re-constructed stone and brick elevations under a pitched and tiled roof. The property was built in 2016. It is connected to mains; electricity, gas, water and drainage. Heating is via gas fired central heating.

Broadband - according to Ofcom - all broadband speeds available up to and including Ultra fast.

Mobile phone availability - according to Ofcom - indoors EE and three are likely to have both voice and data availability.

Vodafone is likely to have limited voice and data availability and 02 is likely to have no voice or data availability.

Local Authority: Cherwell District Council - EPC - B





## Key Features

- Beautifully designed and attractively presented, five bedroom detached house
- Particularly spacious accommodation of over 1900 sq ft.
- Upgraded kitchen/dining room, with Bosch appliances and five ring burner
- Three reception rooms, large hallway and utility room
- Five property bedrooms, two of which are ensuite
- Excellent family bathroom with separate shower cubicle
- Pretty gardens. Outlook to open fields at front
- Situated in a village with amenities
- See our website for up-to-date material information.

## The Location

Enjoying an excellent position with views to open fields at the front. Ambrosden is a desirable and popular village with a good range of amenities including; a primary school, shops (one with post office) and a public house. Nearby market town of Bicester (2.5 miles) provides for all everyday needs as well as having mainline railway services to London Marylebone, Birmingham and central Oxford. By road, Oxford can be reached by cutting through Islip avoiding the A34 and the motorway network is easily accessible via Junction 9 of the M40.



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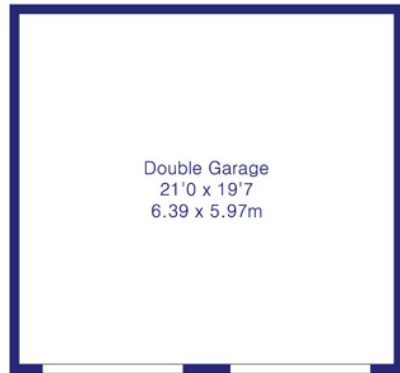
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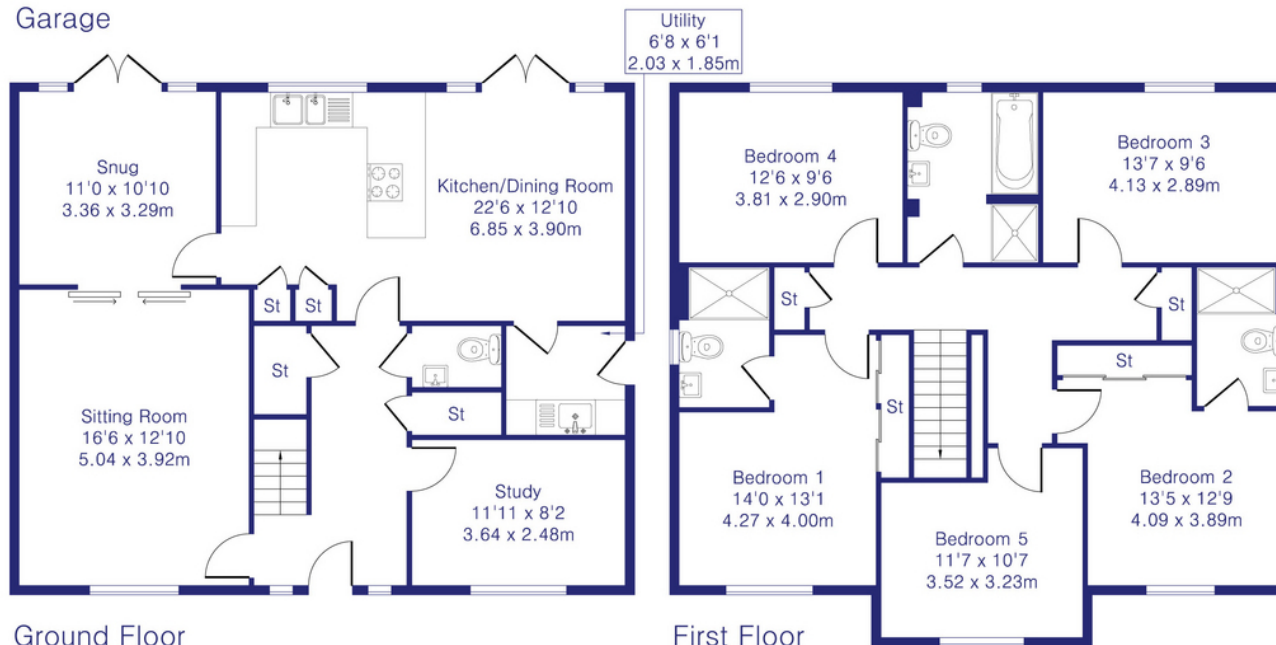
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Approximate Gross Internal Area 2312 sq ft – 215 sq m  
Ground Floor Area 934 sq ft – 87 sq m  
First Floor Area 967 sq ft – 90 sq m  
Garage Area 411 sq ft – 38 sq m



Garage



Ground Floor

First Floor