



Orchard Square, Bicester, OX27 8AB

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stylish light, bright contemporary house with classic Art Deco styling. Located overlooking an attractive square within a highly desirable Garden Quarter area. The property was constructed around eight years ago and has quality features throughout as well as attractive presentation. Benefits include; large living room with a nearly full wall of glass overlooking the private garden which catches the afternoon and evening sun. There is a kitchen/dining room with a good range of fitted appliances, also large windows at the front. All of the bedrooms are well proportioned with the master bedroom having an ensuite and access to the balcony which has super rural views. The property also has two parking spaces.

MATERIAL INFORMATION

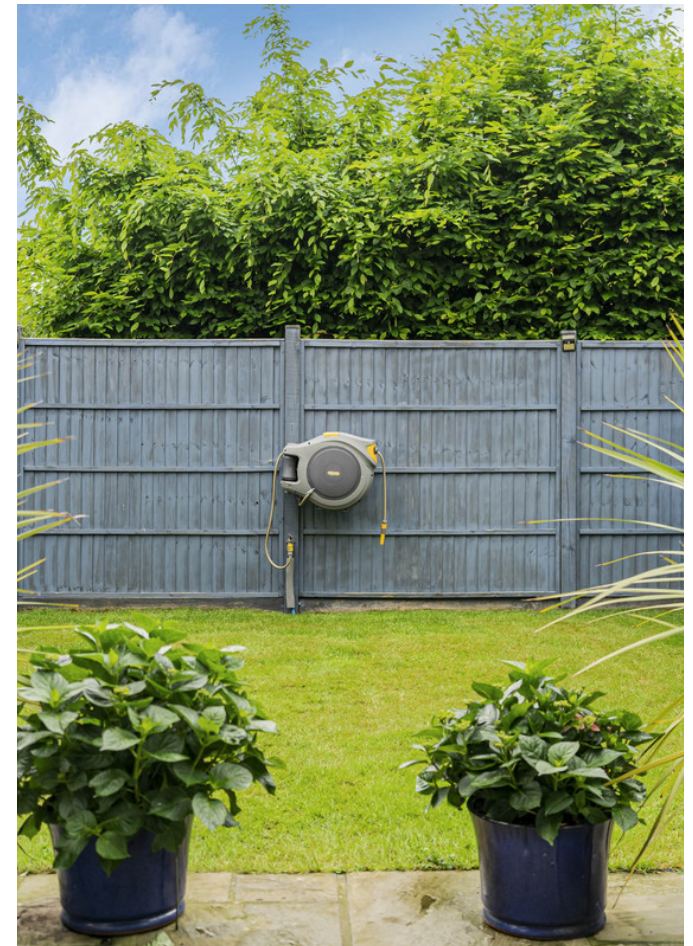
The property has brick elevations under a flat roof and was built around 2016. The property is connected to mains; electricity, gas, water and drainage. Gas fired central heating (underfloor - ground floor, radiators first floor).

Broadband according to Ofcom - all broadband up to and including Ultrafast are available.

Mobile Phone Coverage - all mobile phone companies likely to have coverage outdoors for both voice and data. Indoors coverage is limited for both voice and data with the exception of O2 which is likely to have indoor voice coverage.

Local Authority: Cherwell District Council - D. EPC - Parking the property has two specifically allocated spaces.





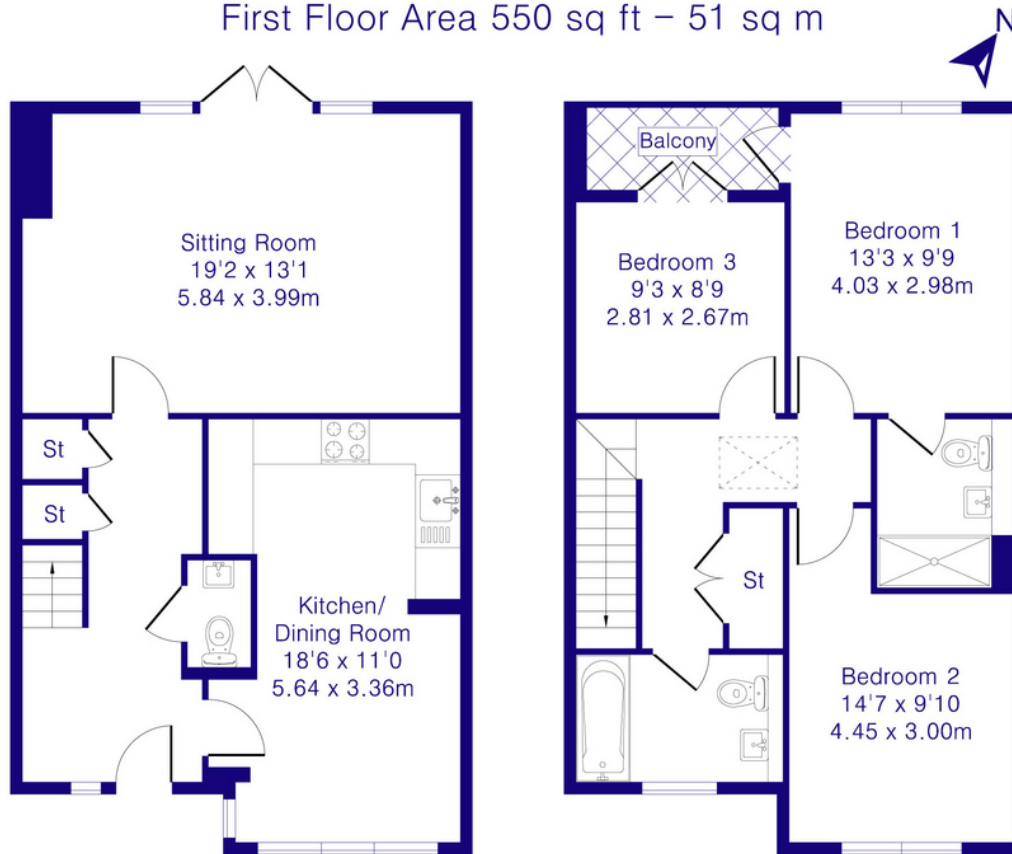
Key Features

- Light, Bright Art Deco style home
- Highly specified and build around 8 years ago
- Super position overlooking attractive square
- Living room with massive windows overlooking rear garden
- Master bedroom with balcony and ensuite
- Delightful location within the exclusive garden quarter
- Service Charge £1,214.90 pa next review 2025
- See our website for up-to-date material information.

The Location

Overlooking a lovely square within the highly desirable and exclusive Garden Quarter area. This parkland setting of 23 acres has numerous Art Deco Buildings together with a sprinkling of new build, one of which is 1 West Terrace. The Garden Quarter lies just to the north of Bicester provides for all everyday needs as well as having excellent road and rail communications. Both Junction 9 and 10 of the M40 are easily accessible and between Bicester's "two mainline stations" there are services to Oxford, Birmingham and London Marylebone (fastest approximately 50 minutes).

Approximate Gross Internal Area 1136 sq ft – 105 sq m
Ground Floor Area 586 sq ft – 54 sq m
First Floor Area 550 sq ft – 51 sq m



Ground Floor

First Floor

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.

Bicester Office
39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253
E bicester@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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