



Mill Road, Stratton Audley, OX27 9AR

Guide Price £250,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An attractive one bedroom apartment, in the heart of this attractive popular village. The apartment forms part of a converted Grade II manor house set in extensive communal grounds which includes an outdoor pool.

An elegant wood panelled reception porch leads into the impressive communal entrance hall with a fireplace and stairs to the first floor. On entering the flat there is a hallway off of which is the dual aspect sitting room with a fireplace, fitted kitchen, double bedroom with fitted furniture and a refitted shower/utility room. There is a garage in a separate block and additional unallocated parking.

The property is in a converted manor house reputedly dating back to the 16th century, set in extensive mature grounds. Bicester provides for all your everyday needs including; shops, , bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.

The property is connected to mains electricity, water and drainage with LPG Gas Central Heating from a Communal Tank. Broadband - according to Ofcom - Standard and Superfast broadband are available. Mobile - According to Ofcom - there is limited mobile and data coverage indoors for EE, O2 & Vodafone and none for Three, likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone ([checker.ofcom.org.uk](http://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, Boundaries, Restrictions & Rights are awaited. Lease is 999 years from 2006.

Service Charges: £3,610.00 pa next review date 1/1/2025.

Local Authority: Cherwell District Council - B. EPC. Not required





## Key Features

- Grade II Listed Conversion
- Dual Aspect Sitting Room
- One Bedroom
- LPG Gas fired central heating to radiators from communal tank.
- Garage and Communal Parking
- Communal Grounds with Outdoor Pool
- Share of Freehold.
- Lease 999 years from 13/11/2006
- Service Charge £3600 pa
- See our website for up-to-date material information.

## The Location

### Local Shops

Bicester Market Square

Oxford Carfax Tower

Bicester Village

London

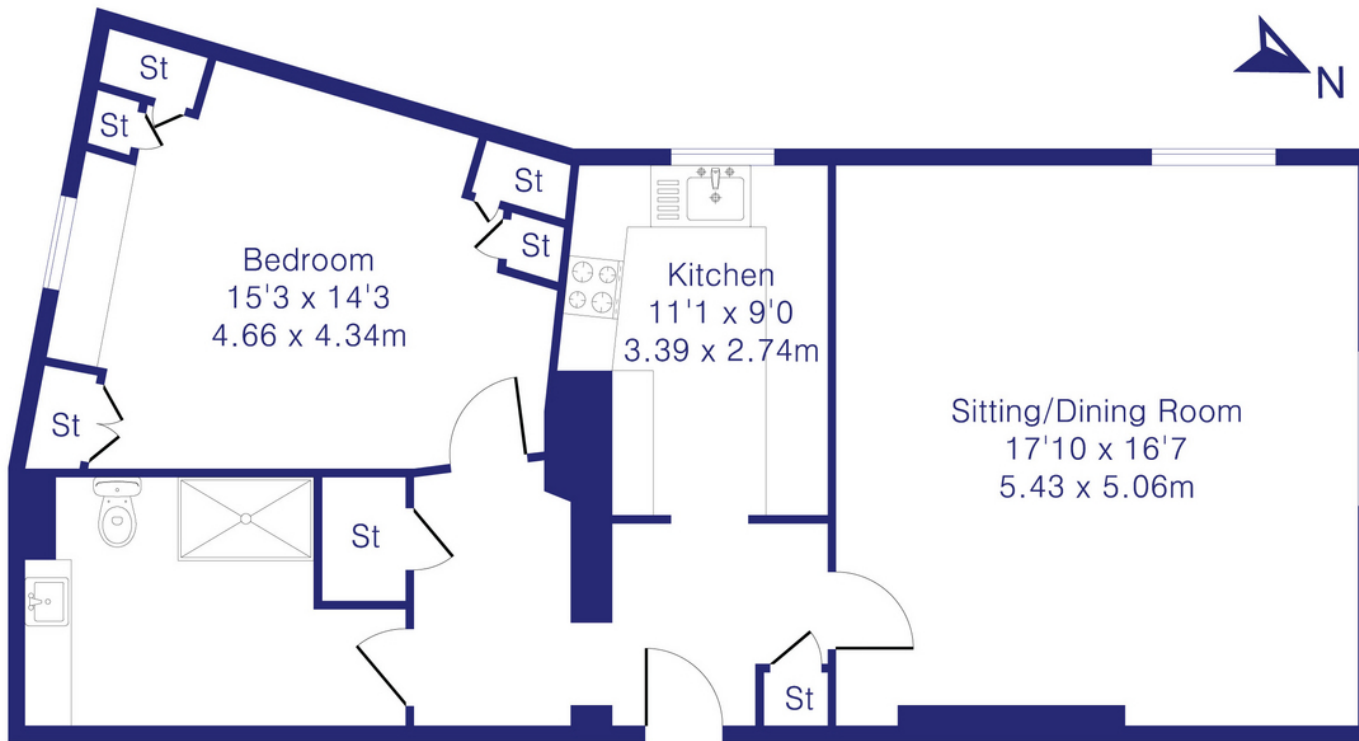
Bicester North Station (London Marylebone from approx. 50 mins)

Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins)

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge

All times and distances are approximate.

Approximate Gross Internal Area 780 sq ft – 72 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.

**Bicester Office**

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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