



Banbury Road, Bicester, OX26 2HH

Guide Price £800,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A handsome individual detached house with an excellent design and super central position, convenient to both the town and Bicester station. Believed to date from the 1930's this charming property offers the best of new and old. There is a traditional entrance hall, light bright sitting room with fireplace and a study/family room with the original fireplace. A major feature of the ground floor is the stunning open plan kitchen/dining/living room with excellent kitchen having a good range of built in appliances also with double doors to the rear garden. There is a spacious utility and a cloakroom. All bedrooms are double, there is an ensuite to the main bedroom and a stylish main bathroom. At the front of the property there is an attractive garden as well as ample parking. A driveway runs to the side of the property. The west facing rear gardens have been attractively set out. There is a large outbuilding (bigger than a single garage).

### MATERIAL INFORMATION

An individual detached four bedroom house, believed to date from the 1930's. The property is connected to mains; electricity, gas, water and drainage. Heating is via gas fired central heating.

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

Mobile phone availability - according to Ofcom - both EE and Three are likely to have limited availability for voice and data. O2 and Vodafone are likely to have availability for both voice and data. Outdoors all service providers are likely to have availability for both voice and data.

Local Authority: Cherwell District Council - E. EPC - D







## Key Features

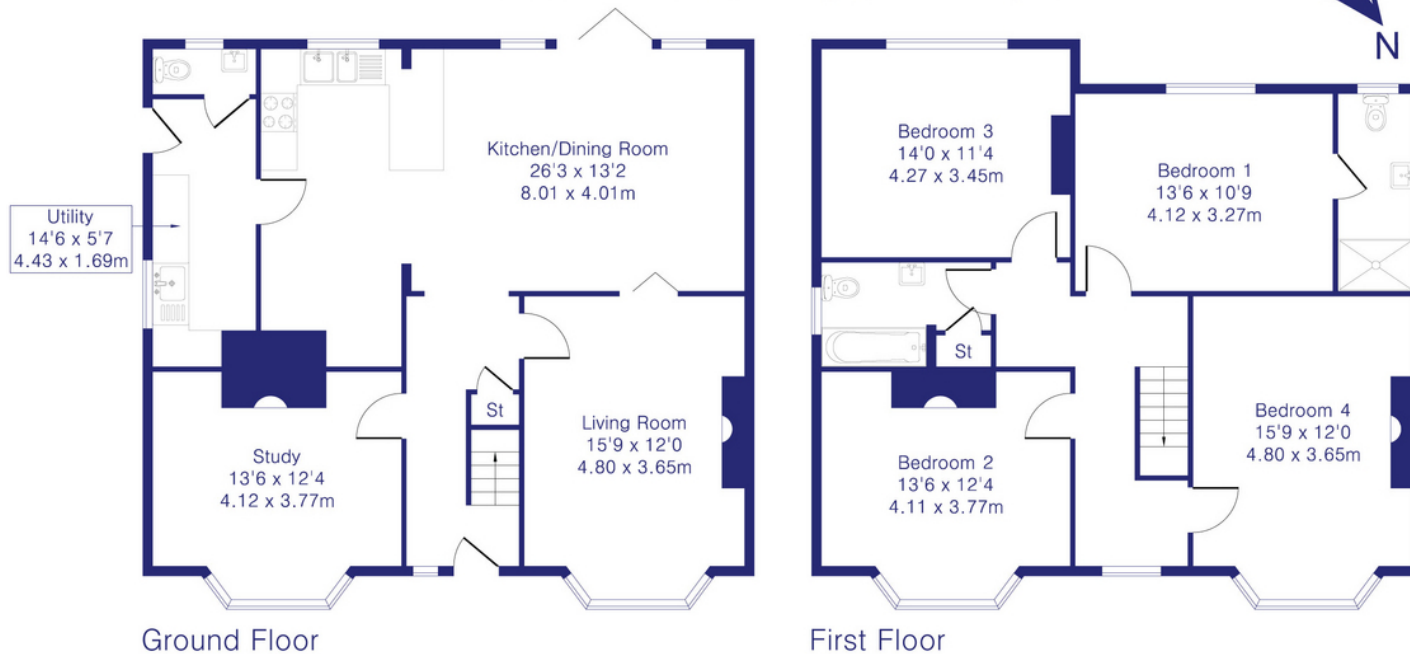
- Substantial, handsome, individual 1930's house
- Super central location
- Four double bedrooms with master ensuite
- Sunny kitchen/dining/living room
- Attractive west facing garden with large outbuilding
- Ample parking
- Beautiful presentation
- Bicester North station within five minutes walk
- Viewing highly advised
- See our website for up-to-date material information.

## The Location

Situated in a mature residential area within a few hundred yards of town centre shopping and Bicester North Railway Station. 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 1807 sq ft – 168 sq m  
Ground Floor Area 926 sq ft – 86 sq m  
First Floor Area 881 sq ft – 82 sq m



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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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