



Ravencroft, Bicester, OX26 6YQ

Guide Price £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An excellent three bedroom detached house located in the highly popular original Langford area. Improved throughout, enjoying an end of close location and offering a south west facing rear garden. This well laid out house benefits from two reception rooms, smart kitchen and attractive bathroom with a white suite. All of the bedrooms are well proportioned with the master being particularly large and benefiting from an ensuite shower room. On the ground floor there is a hall, cloakroom, two reception rooms, kitchen and conservatory. The conservatory roof has been internally insulated enabling it to be used year round. There is a generous front garden allowing ample parking, a garage, well proportioned unusually private rear garden.

### MATERIAL INFORMATION

The property is of traditional construction with brick elevations under a pitched and tiled roof and was built around 30 years ago. 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 - Indoors all providers have limited availability for both voice and data with the exception of Vodafone, where there is no data coverage. Outdoors all service providers are likely to have availability for both voice and data.

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





## Key Features

- Excellent three bed detached house
- Spacious family home with two reception rooms
- Original Langford Village location
- Private south west facing garden
- Extensively improved throughout
- Ensuite to master bedroom
- Garage with ample parking
- See our website for up-to-date material information.

## The Location

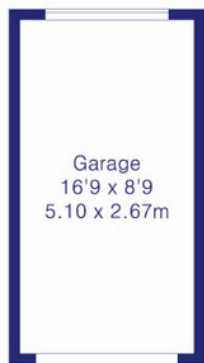
Situated in an end of close position in the highly popular original Langford Village area. Langford Village has an excellent range of local facilities including; shops, primary school and public house. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 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.

Thomas Merrifield and their clients give notice that:

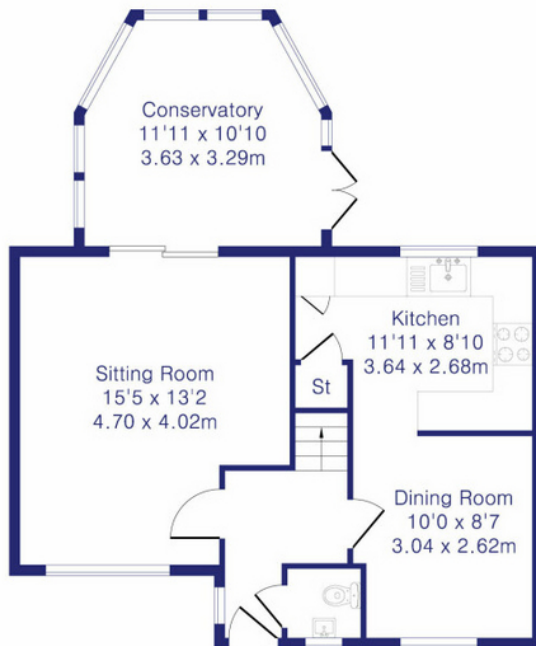
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

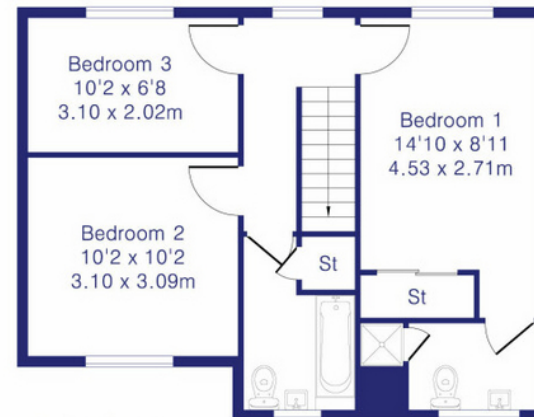
Approximate Gross Internal Area 1197 sq ft – 111 sq m  
Ground Floor Area 579 sq ft – 53 sq m  
First Floor Area 473 sq ft – 44 sq m  
Garage Area 145 sq ft – 14 sq m



Garage



Ground Floor



First Floor

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