



Priory Lane, Bicester, OX26 6BQ

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super three double bedroom, modern detached stone house on a quiet, private road in the conservation area. It is a 'stones throw' from the town centre shops, amenities and public transport, Pingle Field Park and Bicester Village. As you enter the stairs lead up to the first floor. The kitchen is fitted with wall and base units and leads into the utility room. There is a sunroom or studio. There are two reception rooms, one has a wood burner and both overlook the garden. Upstairs are three double bedrooms with an en-suite to the main bedroom and a family bathroom. The front garden has shrubs and is enclosed by railings. Outside the studio there is a patio. The rear and side gardens are laid to lawn with a patio, shrub and flower beds. There is a detached single garage and parking for three cars. The property is accessed over an unadopted private road which the seller has a right of way over.

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, gas, water and drainage. Broadband - according to Ofcom - up to Superfast broadband are available. Mobile - According to Ofcom there is mobile voice and data coverage indoors for EE, Three and Vodafone with likely voice and limited data coverage for O2 and likely mobile voice and data coverage outdoors for EE, Three, O2 & Vodafone (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.

Local authority: Cherwell District Council - E; EPC - C

Local Shops 0.2m





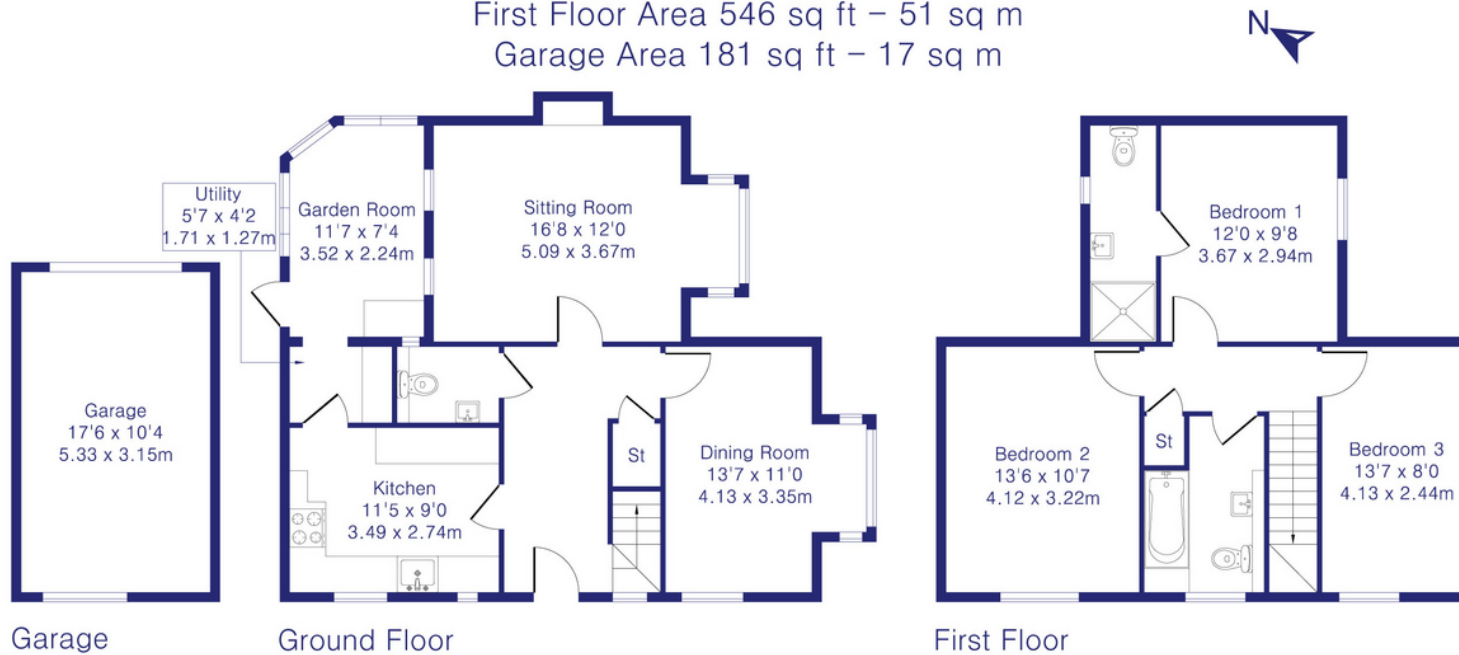
Key Features

- Three Double Bedrooms
- Two Reception Rooms and a Sun Room/Studio
- Well Presented
- Attractive Gardens to Three Sides
- Detached Garage with Parking for Three cars
- Unadopted Private Road
- Conservation Area
- Central Bicester Close to Amenities
- See our website for up-to-date material information.
- Electric under floor heating on the ground floor & central heating to radiators on the first floor

The Location

Local Shops 0.2m
Bicester Market Square 0.2m
Bicester Village 0.3m
London 64m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.4m
Bicester North Station (London Marylebone from approx. 50 mins) 0.8m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.3m
All times and distances are approximate.

Approximate Gross Internal Area 1406 sq ft – 131 sq m
Ground Floor Area 679 sq ft – 63 sq m
First Floor Area 546 sq ft – 51 sq m
Garage Area 181 sq ft – 17 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.

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