



Oxlip Leyes, Bicester, OX26 3ED

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful David Wilson built detached home in an excellent location. Significantly improved with an outstanding bespoke kitchen/dining/family room and four double bedrooms. This lovely home offers ideal accommodation with; a well proportioned entrance hall, a refitted cloakroom, a generous sitting room with bay window to front and with a superb kitchen/dining/family room. The kitchen/dining/family room has a bespoke kitchen with integrated appliances with luxury items such as; boiling water tap, water softener and skirting lighting. Also on the ground floor there is a store room with access from the hallway. The first floor is exceptional with; a large master bedroom having a refitted ensuite, three further double bedrooms and a family bathroom. Front garden with side by side parking spaces, further area of side garden and an attractively landscaped back garden with; storage shed, patio and decking, complete this super home.

MATERIAL INFORMATION

A detached four bedroom house constructed approximately 25 years ago, with mains; gas, electricity, water and drainage. Broadband availability - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Mobile phone availability - according to Ofcom - all providers are likely to have limited availability for data and voice indoors, with the exception of O2 who 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 - awaited.





Key Features

- Beautiful four bedroom detached house
- Outstanding bespoke/kitchen/dining/family room
- Four double bedrooms
- David Wilson built property
- Situated in an attractive close
- Landscaped rear garden
- Refitted ensuite and ground floor cloakroom
- Store room with access off hallway
- Ideal Bure Park location
- See our website for up-to-date material information.

The Location

Superbly located in a pleasant close of houses, constructed by David Wilson on the popular Parklands area of Bure Park. Bure Park is a desirable area with a central natural reserve, primary school, parade of shops and public house. Bicester North Station is within one mile. 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:

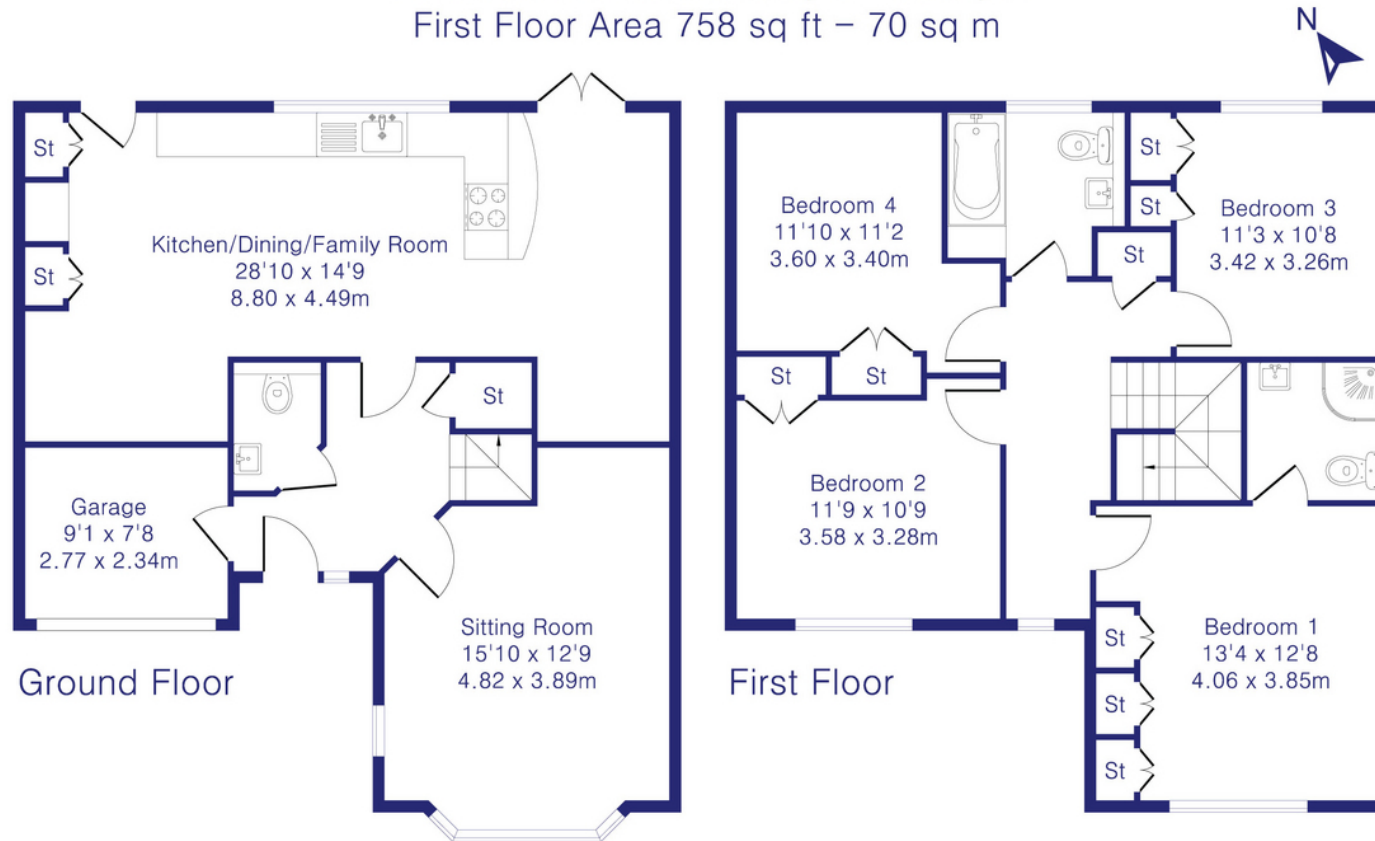
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Approximate Gross Internal Area 1511 sq ft - 140 sq m

Ground Floor Area 753 sq ft – 70 sq m

First Floor Area 758 sq ft – 70 sq m



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