



Fallowfields, Bicester, OX26 6QS

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully laid out four bedroom detached house, quietly tucked away in a highly desirable and most convenient location. This attractive property has been significantly improved over the years and benefits from a large open plan kitchen/dining room, an equally generous sitting room and lovely conservatory. Additionally on the ground floor there is a cloakroom and large store. All of the bedrooms are well proportioned with the master bedroom having particularly good storage and smart ensuite. Ample parking, a pleasant rear garden with large storage shed to add to the properties appeal.

### MATERIAL INFORMATION

Traditionally built four bedroom detached house. Mains; gas, electricity, water and drainage are connected. Heating - gas fired boiler to radiators.

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

Mobile phone coverage - according to Ofcom - indoor all service providers are likely to have limited availability for both voice and data, with the exception to O2 which is likely to have coverage for voice. Outdoors all service providers are likely to have availability for both voice and data.

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





## Key Features

- Approximately half a mile distant from both stations
- Super end of close position
- Large open plan kitchen/dining room
- Generous sitting room with bay window
- Ground floor cloakroom
- Master bedroom with large ensuite
- Three further bedrooms
- Ample parking
- Pleasant garden
- See our website for up-to-date material information.

## The Location

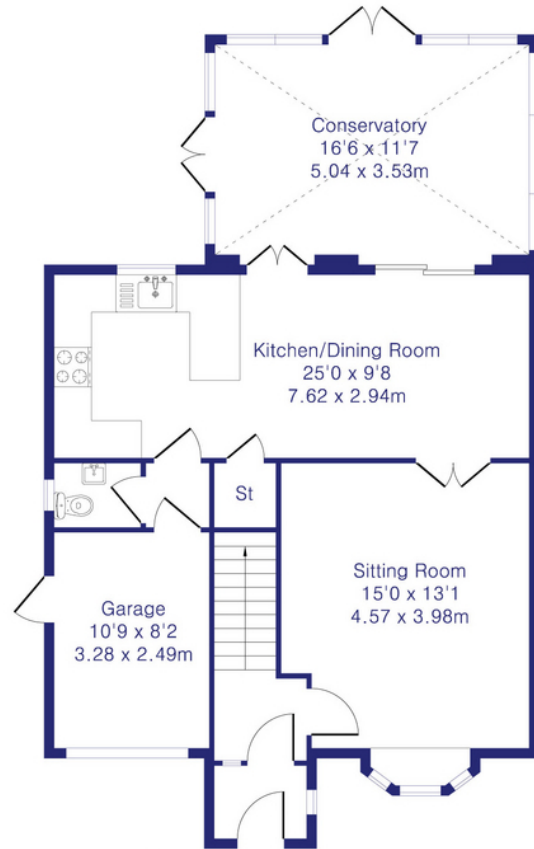
Tucked away in a quiet end of close position, within easy reach of local schools (both secondary and primary) and both railway stations. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway 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.



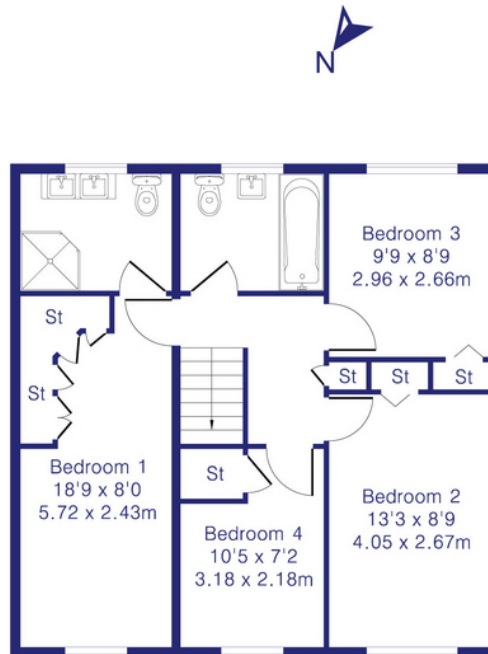
## Approximate Gross Internal Area 1478 sq ft - 137 sq m

Ground Floor Area 855 sq ft – 79 sq m

First Floor Area 623 sq ft – 58 sq m



Ground Floor



First Floor

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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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