



Fontwell Road, Bicester, OX26 1RP

Guide Price £460,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A particularly spacious, extended four bedroom semi-detached house with oversized double garage. Enjoying a tucked away location in the highly desirable Kingsmere area. Viewing recommended.

This delightful family home has accommodation over three floors. The extended ground floor has; a generous sitting room with double doors to the rear garden, a beautifully refitted kitchen and the extension provides an equally good utility room. Also on the ground floor there is; a hallway, cloakroom and storage. The upper two floors provide; four well proportioned bedrooms, with the master being particularly large and having an ensuite. The rear garden is suitable for year round use having artificial turf. Unusually, as well as parking, there is an oversized double garage.

### MATERIAL INFORMATION

Four bedroom semi-detached house, constructed in 2016.

Mains; gas, electricity, drainage and water are connected.

Heating via gas fired central heating to radiators.

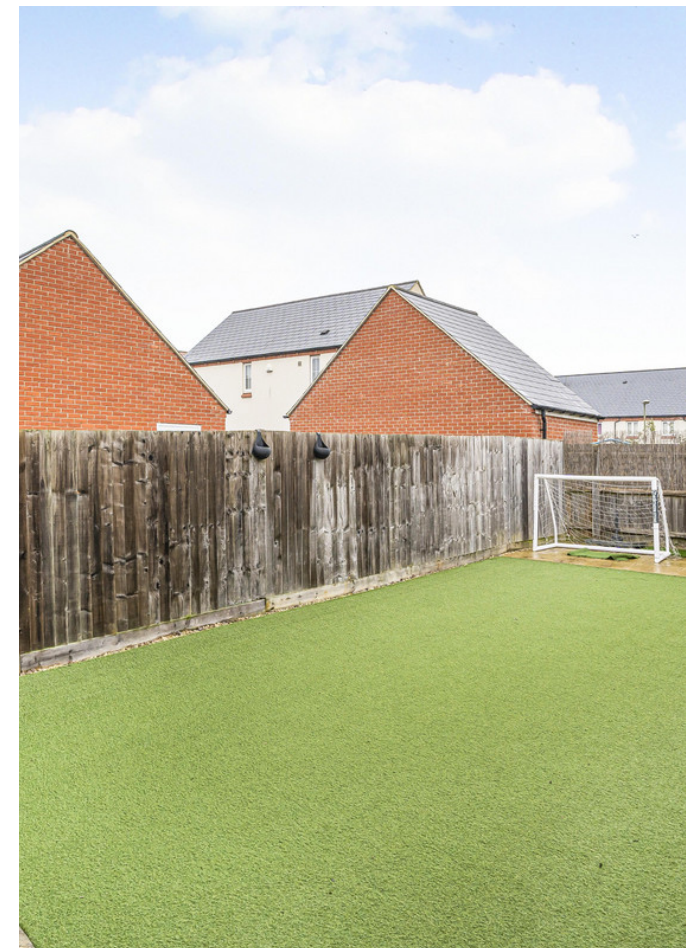
Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Mobile phone availability - according to Ofcom - 02 and Vodafone are likely to have availability EE and Three have limited availability. Indoors for data, Vodafone are likely to have availability. Three and 02 have limited availability and EE has no availability. Outdoors all services providers are likely to have availability for voice and data.

This property is on three separate titles, with the house and some adjoining land being held freehold, whilst the garage is on a 999 year lease with a peppercorn rent. Please refer to your legal adviser should this be of concern.

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





## Key Features

- An extended and substantial four bedroom semi-detached house
- Beautifully refitted kitchen with equally good utility room
- Generous living room with double doors to rear garden
- Four proper bedrooms
- Super master bedroom with ensuite
- Oversized double garage
- Tucked away location
- Convenient to local amenities
- Viewing highly recommended
- See our website for up-to-date material information.

## The Location

Quietly tucked away in a central location convenient to Kingsmere's amenities. Kingsmere offers schools for all ages and a local parade of shops. It is easily accessible to Bicester Village and to the A41. 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.

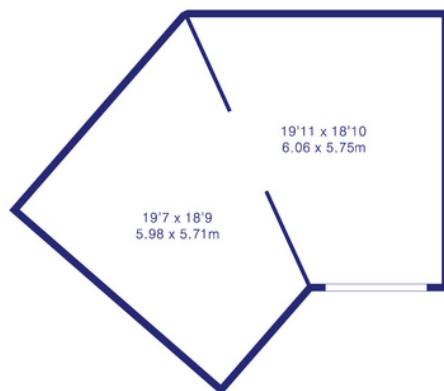
**Approximate Gross Internal Area 1802 sq ft - 167 sq m**

Ground Floor Area 511 sq ft – 48 sq m

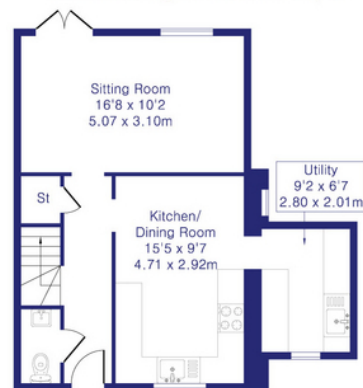
First Floor Area 431 sq ft – 40 sq m

Second Floor Area 284 sq ft – 26 sq m

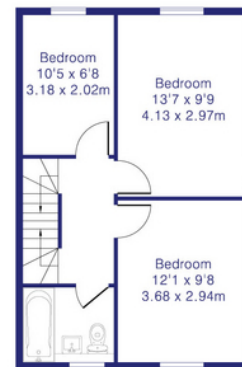
Outbuilding Area 576 sq ft – 53 sq m



Outbuilding



Ground Floor



First Floor



Second Floor

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