



Newton Purcell, Buckinghamshire, MK18 4AY

Guide Price £1,100,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This stunning, bespoke, eco-friendly village home, has been finished to a very high standard.

The property was constructed by the owners to an extremely high and exacting standard along with a keen eye for detail. They have ensured that no fossil fuels are required to run this property. It boasts; solar thermal panels contributing to heating the hot water, air source heat pump, rainwater harvesting and a supersize Aga which has now been converted to electric.

The extensive accommodation is arranged over two floors and allows for a high degree of flexibility. On the ground floor there is a study and a fifth bedroom with a 'Jack and Jill' shower/steam room. Also on the ground floor is the sitting room, a spacious utility room, a large wonderfully bright, light and airy dining room with a roof lantern and doors out onto the garden. There is also a family room. At the heart of the home, there is a fabulous very well appointed kitchen with an island unit, appliances and a super electric Aga. Upstairs there are four ensuite bedrooms with the principal bedroom having a west facing balcony. Outside there is; ample parking, a garage/workshop with a mezzanine and a large shed. The private garden has raised beds, a large patio, gazebo, lawn and heated swimming pool with swim jet, looking over farmland.





Key Features

- Five Bedrooms with Ensuities
- Four Reception Rooms
- Garage and Ample Parking for at Least Ten Cars
- No Fossil Fuels Required to Run the House.
- Air Source Heat Pump and Solar Thermal Panels
- Under Floor Heating to Ground Floor, Radiators on First Floor
- Salt water heated Swimming Pool with its Own Dedicated Air Source Heat Pump
- Rainwater Harvesting, Private Sewage Treatment System
- Views over Open Farmland
- See our website for up-to-date material information.



The Location

Bicester Market Square 6.9m

Buckingham Market Square 5.3m

Bicester North Station (London Marylebone from approx. 50 mins) 5.7m

Bicester village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 7.0m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 6.1m

All times and distances are approximate.

MATERIAL INFORMATION

The property is connected to mains electricity and water and has a private sewage treatment system and rainwater harvesting Broadband - according to Ofcom, Standard broadband is available (checker.ofcom.org.uk). Mobile – According to Ofcom there is limited mobile voice coverage indoors for EE, Three, O2 & Vodafone and limited data coverage EE, Three, & Vodafone but none for O2 and Likely mobile 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. The property has wheelchair friendly accommodation and there is the provision in the sitting room ceiling for a lift to the first floor



Approximate Gross Internal Area 3837 sq ft - 357 sq m

Ground Floor Area 1929 sq ft – 179 sq m

First Floor Area 1343 sq ft – 125 sq m

Outbuilding Ground Floor Area 286 sq ft – 27 sq m

Outbuilding First Floor Area 279 sq ft – 26 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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