



Horne Close, Bicester, OX27 8FE

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Quietly located and exceptionally spacious, this super four bedroom house has a large private back garden and great room sizes throughout. Generous entrance hall, with cloakroom and storage cupboard off, gives access to all of the ground floor rooms. There is a spacious bay fronted sitting room, almost equally sized dining room, large kitchen and a study on the ground floor. All of the bedrooms are sizeable with the master bedroom having an ensuite, there is also a large family bathroom. Ample parking and a lawned garden to the front, a large storage shed to the side, and a very private well proportioned garden with trees beyond at the rear.

MATERIAL INFORMATION

A four bedroom semi detached house believed to have been constructed around 40 years ago. Mains; gas, electricity, drainage and water are connected. Gas fired warm air central heating.

There is a management company. The current annual service charge £100 pa.

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

Mobile phone availability - according to Ofcom - all service providers are likely to have limited availability indoors to both voice and data, with the exception of Vodafone where there is no data coverage indoors. Outdoors all service providers are likely to have availability for both voice and data.

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





Key Features

- Exceptionally spacious four bedroom semi-detached house
- Quietly located in a desirable area
- Large private garden
- Three proper reception rooms
- Smart refitted kitchen
- Four proper bedrooms
- Smart ensuite and bathroom
- Ample parking
- See our website for up-to-date material information.

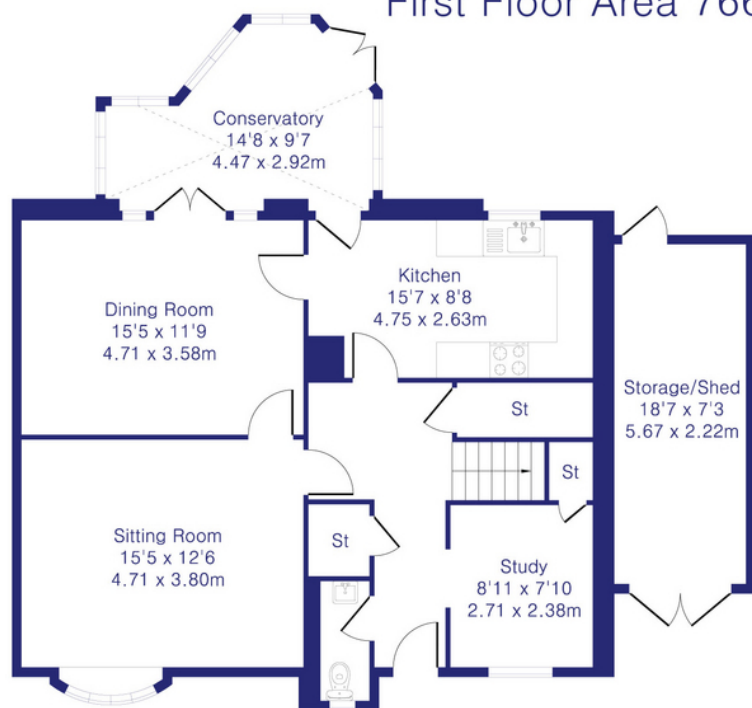
The Location

Tucked away in a no through road position on this very popular development. Stratton Fields is only just to the north of Bicester and therefore very accessible to all its amenities. 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.

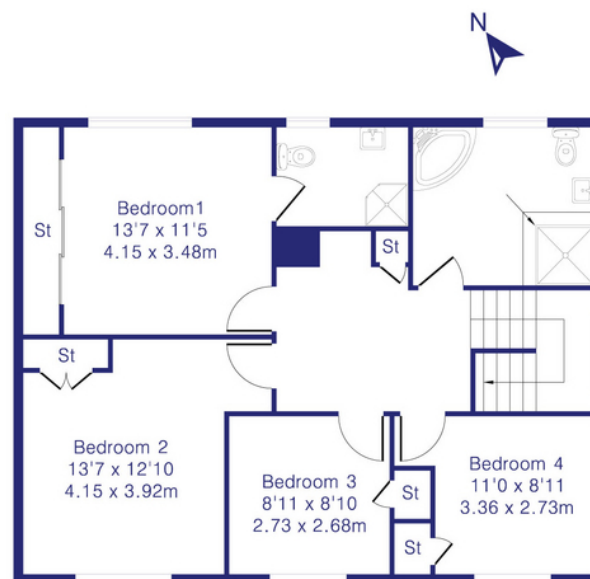
Approximate Gross Internal Area 1827 sq ft - 170 sq m

Ground Floor Area 1061 sq ft – 99 sq m

First Floor Area 766 sq ft – 71 sq m



Ground Floor



First Floor

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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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