



Poppy Close, Bicester, OX25 2AJ

Guide Price £625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A splendid, well presented and very spacious four bedroom detached house, with a detached double garage set back from the road. It has a private garden and has great views over the park and open countryside.

From the entrance hall there is a cloakroom, a spacious dual aspect open plan kitchen/dining room and family room running the length of house with French doors. In the kitchen there is a comprehensive range of wall and base units with integrated appliances, a utility cupboard and additional very handy walk in store cupboard and pantry. There is also a good size study and sitting room with French doors out to the garden. Upstairs are four bedrooms, with the principal bedroom having an en-suite and walk through wardrobe/dressing room. The guest room also has a ensuite and fitted wardrobes and there are two further double bedrooms one with fitted wardrobes and a family bathroom. Outside the front garden is laid to lawn, with a detached double garage and additional parking for three cars. The rear garden is laid to lawn with a patio and beautiful views over countryside.

The property is set back, in a quiet no through road with easy access to a local shop. The thriving market town of Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.





Key Features

- Four Double Bedrooms
- Open Plan Kitchen/Dining and Family Room
- Sitting Room
- Study
- Principal Bedroom with Walk in Wardrobe and En Suite
- Further En Suite Bedroom & Family Bathroom
- Gas Fired Central Heating to Radiators
- Detached Double Garage with Three Parking Spaces
- Enclosed Private Garden
- See our website for up-to-date material information.



The Location

MATERIAL INFORMATION

The property is connected to mains electricity, gas, water and drainage. Service Charge - £450 pa (approx). Broadband - according to Ofcom, Ultrafast broadband is available (checker.ofcom.org.uk). Mobile – According to Ofcom there is limited mobile voice and data coverage indoors for EE, Three, O2 & Vodafone and likely mobile voice 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 is awaited.

Local Authority: Cherwell District Council - F. EPC - C

Bicester Market Square 2.6m

Bicester Village 2.8m

Bicester North Station (London Marylebone from approx. 50 mins) 3.2m

Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 2.3m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 2.8m

All times and distances are approximate.



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.

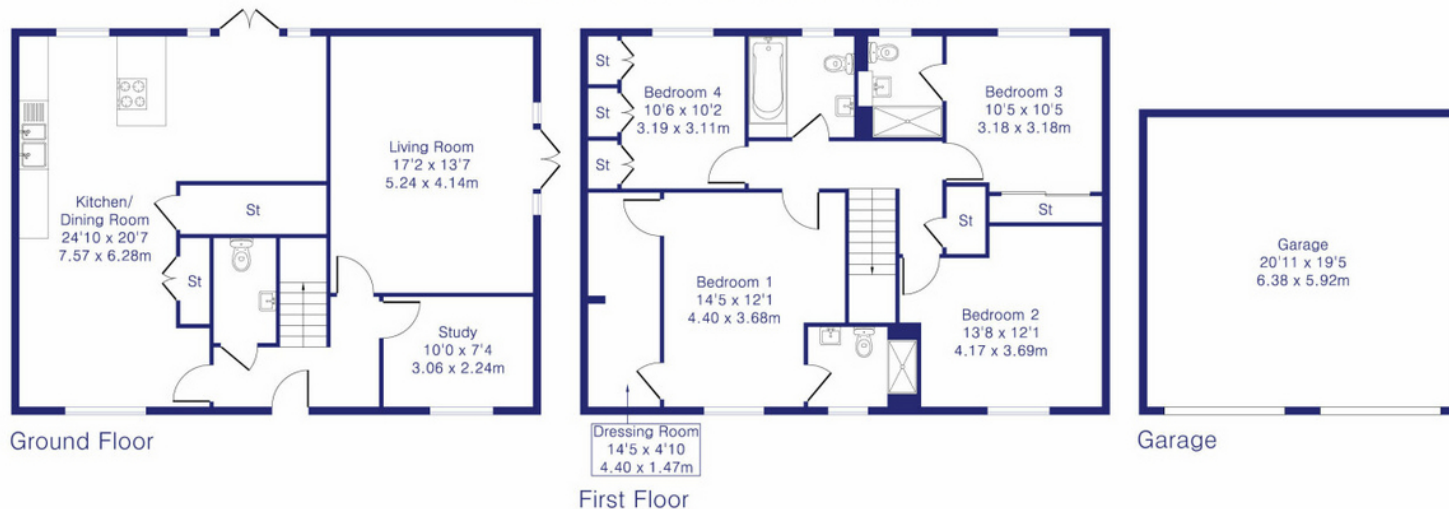
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 2164 sq ft - 201 sq m

Ground Floor Area 876 sq ft – 81 sq m

First Floor Area 876 sq ft – 81 sq m

Garage Area 412 sq ft – 39 sq m



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