



Rill House Manor Farm Barns, Somerton, OX25 6LW

Guide Price £725,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This fabulous semi-detached three bedroom, stone barn conversion, situated in a conservation area has fabulous open plan living with exposed beams.

Enter into Manor Farm Barns and continue to the gates, follow the driveway bearing right to Rill House. On entering the property there is a cloakroom and utility room. The hall continues through a door where there are two double bedrooms, a family bathroom and a super bedroom suite with; dressing area, and en-suite shower room. Upstairs there is a splendid living space with a vaulted ceiling and exposed trusses. The kitchen includes; an aga and additional cooker with a pantry/store cupboard. The property is approached via a shared drive through electric gates to a private drive and parking. There is planning for a detached triple garage (23/01665/F). To the front there is a lawn and large decked patio. The rear is a courtyard with emergency escape door. Bicester provides for all your needs to include; shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, Bicester Village Shopping Outlet and sporting and recreational possibilities.

LPG Gas fired under floor heating. The property is connected to mains electricity, gas, water and drainage via a septic tank pumped up to the mains drains. Broadband - according to Ofcom, up to Superfast broadband is available. Mobile – According to Ofcom there is limited mobile voice/data coverage indoors for O2 & Vodafone and no voice/data coverage for EE and Three, likely voice and data coverage outdoors for EE, O2 & Vodafone and limited for Three (checker.ofcom.org.uk). We are not aware of any planning permissions in place. Please make enquiries with the local authority.

Local Authority: Cherwell District Council. F. EPC D.



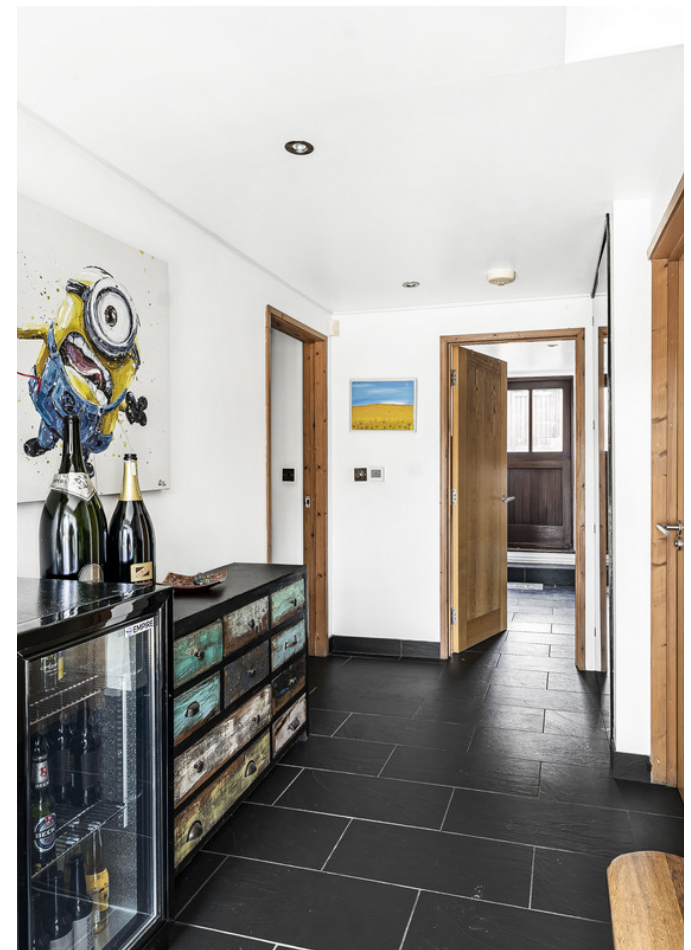


Key Features

- On the Ground Floor the Principal Bedroom Suite with Dressing Area and En Suite
- Two further double bedrooms
- First Floor Open plan Living Space with a Vaulted Ceiling and Exposed Rafters
- Utility Room
- Bathroom
- Front and Rear Gardens with lots of Parking
- Planning For Detached Triple Garage
- Quiet Location
- See our website for up-to-date material information.

The Location

Local Facilities in Heyford Park 2.6m
 Bicester Market Square 8.2m
 Lower Heyford Station 3.1m
 Bicester North Station (London Marylebone from approx. 50 mins) 7.4m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 8.0m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 7.5m
 All times and distances are approximate.



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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.

Approximate Gross Internal Area 1781 sq ft – 165 sq m
Ground Floor Area 908 sq ft – 84 sq m
First Floor Area 873 sq ft – 81 sq m



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