



Somerton Road, Ardley, OX27 7NS
Guide Price £575,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautiful detached cottage, dating from the 17th Century with unusually large rooms, good ceiling heights and a delightful south facing garden. Hunters Cottage has been sympathetically restored and maintained with recent works including re-thatching this year. Features of note in the Grade II listed property, include; a very large open fireplace with wood burner, original beams and timbers/exposed stonework. The living room has windows to two aspects and double doors to the rear garden. The kitchen is well designed and on the upper floors there are three bedrooms, the master of which has a dressing room/study and there is a lovely bathroom. In addition to the pretty cottage garden, there is parking and a garage. Viewing highly recommended.

MATERIAL INFORMATION

Natural stone and thatched detached cottage, Grade II listed believed to date from late in the 17th Century. All mains services are connected with the exception of gas. Oil fired central heating.

Broadband - according to Ofcom - standard and superfast broadband are available.

Mobile phone availability - according to Ofcom - all listed providers have availability for all services.

Local Authority is Cherwell District Council - D; EPC - E





Key Features

- Beautiful detached cottage
- Grade II listed dating from 17th Century
- Charming character throughout
- Delightful south facing garden
- Sympathetically improved and updated
- Stunning Inglenook fireplace with wood burner
- Large living room with good ceiling height
- Three well proportioned bedrooms and study/dressing room
- Garaging and parking
- Accessible to both road and rail network



The Location

Situated in a pretty village, where there is; a village hall, playing fields, parish church and in the adjoining village, a traditional pub. The nearby market town of Bicester provides excellent; shopping, recreational and social opportunities, as well as being home to the internationally renowned Bicester Village Shopping outlet. Bicester has two mainline railway stations which between them provide services to Oxford, Birmingham and London Marylebone. The motorway network is easily accessible. Junction 10 - M40 approximately 1 mile, Bicester 5 Miles, Oxford 18 miles, all distances are approximate.



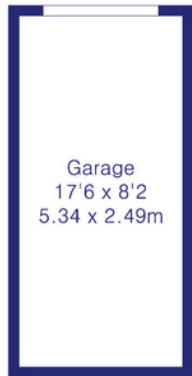
Approximate Gross Internal Area 1426 sq ft – 132 sq m

Ground Floor Area 575 sq ft – 53 sq m

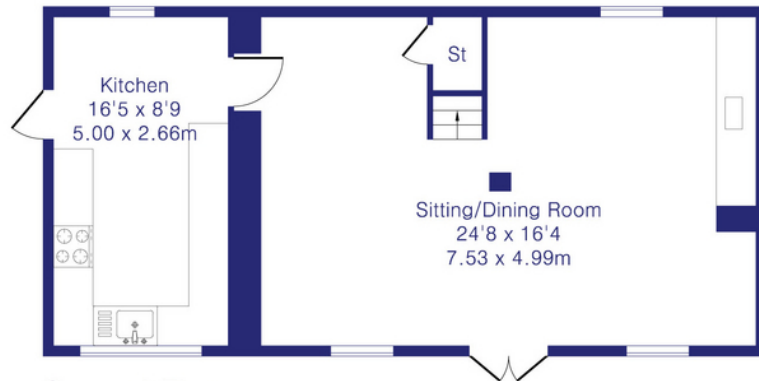
First Floor Area 376 sq ft – 35 sq m

Second Floor Area 332 sq ft – 31 sq m

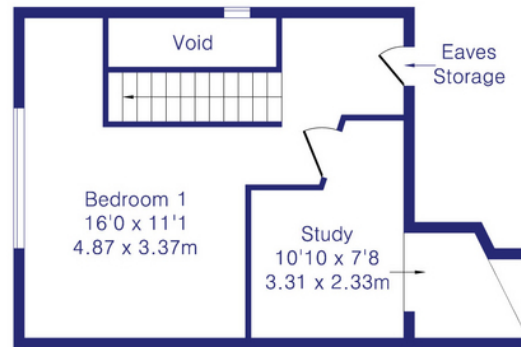
Garage Area 143 sq ft – 13 sq m



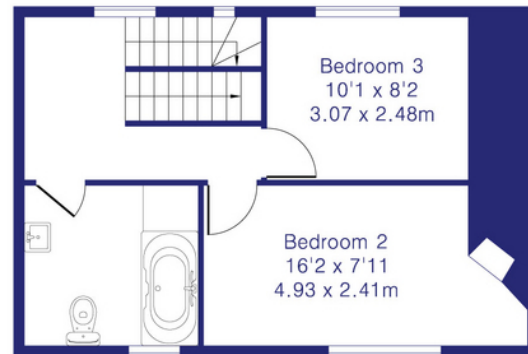
Garage



Ground Floor



Second Floor



First Floor

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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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