



2 South View Lodge Piggy Lane, Bicester, OX26 6HT  
Guide Price £350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautiful two bedroom period town house offering charming accommodation over three floors. This fascinating property built in the Victorian Era has character throughout. On the ground floor there is a most attractive kitchen/breakfast room with exposed natural stone work. On the first floor there is a spacious living room with a lovely fireplace. On the top floor there are two well proportioned bedrooms and a light bright bathroom. Outside there is a well enclosed south facing courtyard garden.

### MATERIAL INFORMATION

A natural stone Victorian town house. Mains; water, drainage, electricity and gas are connected. Heating gas fired boiler to radiators.

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

Predicted Mobile Phone availability - according to Ofcom - all providers are likely to have coverage for both voice and data with the exception of EE, where availability is limited.

Outdoors all service providers are likely to have availability for both voice and data. The property lies within the Bicester conservation area.

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







## Key Features

- Beautiful two bedroom town house
- Character and interest throughout
- Delightful accommodation over three floors
- Attractively fitted kitchen/dining room
- Large, light, bright sitting room
- Two bedrooms and bathroom
- South facing courtyard garden
- Easily accessible to Bicester Village
- Close to the town centre
- Viewing highly recommended

## The Location

Located at what would have been the very southern edge of Old Bicester within minutes walk of both Bicester Village and the town centre. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

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.

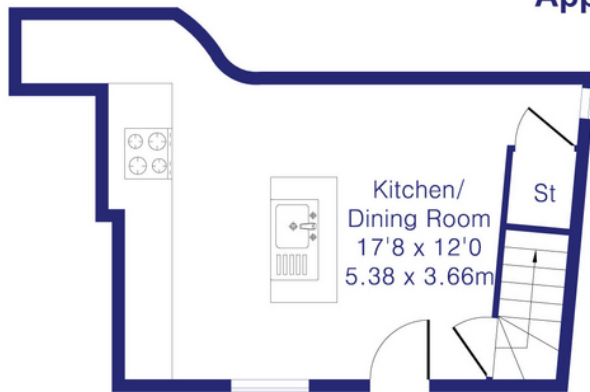
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

### Approximate Gross Internal Area 916 sq ft - 86 sq m

Under Floor Area 253 sq ft – 24 sq m

Ground Floor Area 234 sq ft – 22 sq m

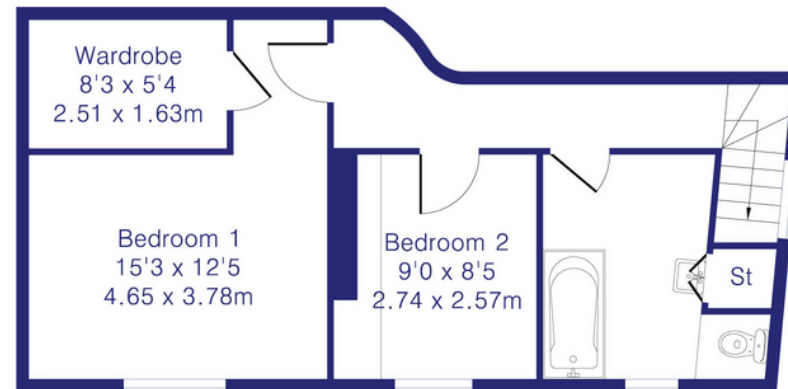
First Floor Area 429 sq ft – 40 sq m



Under Floor



Ground Floor



First Floor

#### Bicester Office

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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