



3 Rectory Close, Marsh Gibbon, OX27 0HT

Guide Price £625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious, extended four bedroom detached family home with flexible accommodation to include a home office. Ideally located in the heart of this popular village with easy access to the local amenities, in the Bucks grammar school catchment area. A reception porch leads you into the hallway, off of which there is a study, cloakroom, plant room, kitchen/diner, utility room and sitting room. There is a spacious sitting room with a wood burning stove and open plan kitchen/dining/family room with a large island, underfloor heating and bi-fold doors to the rear garden. Upstairs the principal bedroom suite has a walk in dressing room and an en suite bathroom. There are three further bedrooms, one bedroom with another en suite and a family bathroom. The front garden has ample parking for four cars and the rear garden wraps round to the side. It is laid to lawn with two patios, two sheds and a detached home office.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – According to Ofcom there is limited mobile voice coverage indoors for EE, O2 & Vodafone with none for Three and limited data coverage for EE with none Three, O2 & Vodafone and likely mobile 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 are awaited. Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed. Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.





Key Features

- Super House in Popular Village
- Four Bedrooms
- Open Plan Kitchen Dining and Family Room
- Sitting Room and Separate Study
- Principal Bedroom Suite with Dressing Room and En Suite
- Second Bedroom with En suite
- Air source heat pump to radiators and underfloor heating in kitchen
- Detached Home Office
- Parking for four cars
- See our website for up-to-date material information.

The Location

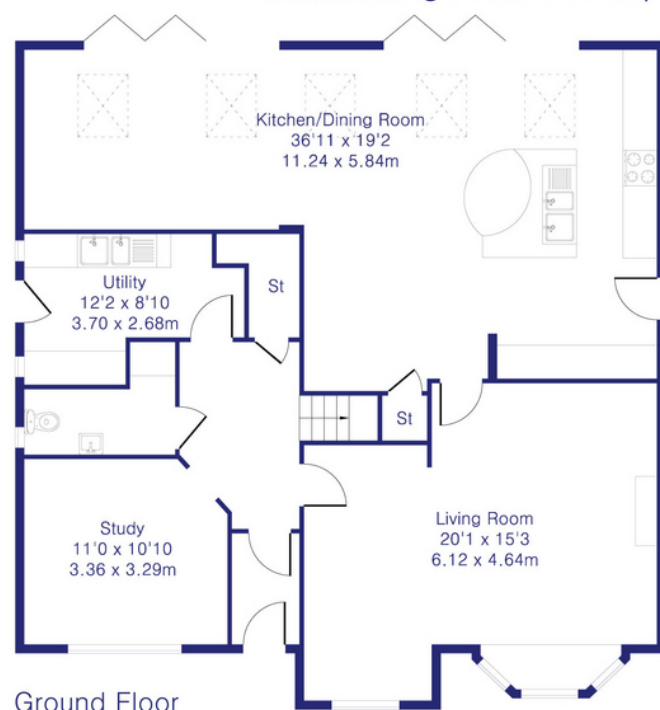
Local Shops 0.2m
 Primary School 0.2m
 Bicester Market Square 5.3m
 Bicester Village 6.5m
 Bicester North Station (London Marylebone from approx. 50 mins) 5.5m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 6.3m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 6.3m
 All times and distances are approximate.

Approximate Gross Internal Area 2347 sq ft - 218 sq m

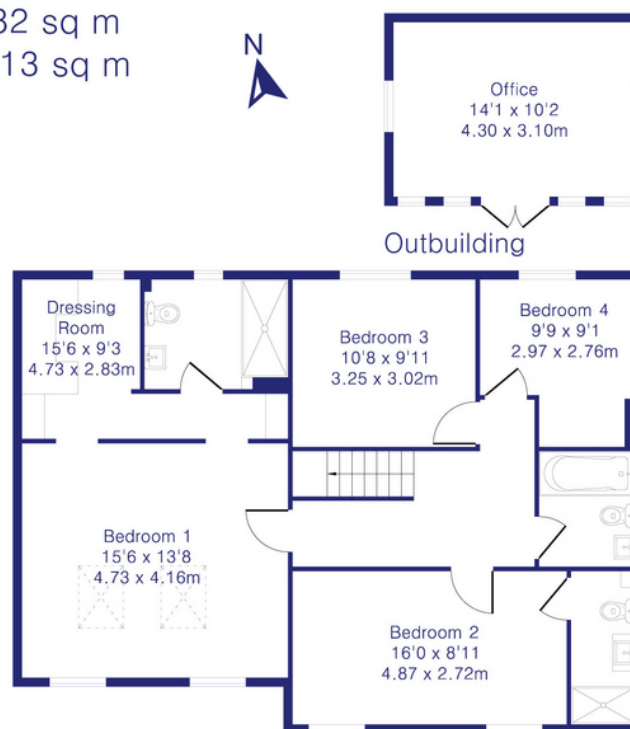
Ground Floor Area 1320 sq ft – 123 sq m

First Floor Area 884 sq ft – 82 sq m

Outbuilding Area 143 sq ft – 13 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.

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