



3 Rectory Close, Marsh Gibbon, OX27 0HT

Guide Price £575,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A spacious, extended four bedroom detached family home with flexible accommodation to include a home office. The porch leads into a hallway, a study, cloakroom, plant room, kitchen/diner, utility room, a spacious sitting room with wood burning stove and open plan kitchen/dining/family room with a large island, underfloor heating and bi-fold doors. The principal bedroom suite has a walk in dressing room and an en suite bathroom. There are three further bedrooms, another ensuite and family bathroom. There is ample parking for four cars and the rear garden wraps round and is laid to lawn with two patios, two sheds and 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](http://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](http://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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local authority: Aylesbury Vale - E. EPC - D







## 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

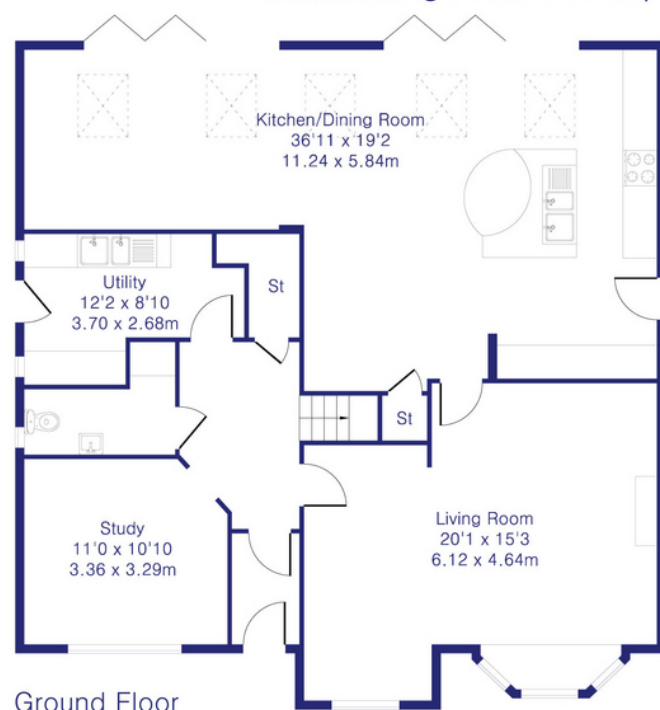
Local Shops 0.2m  
 Primary School 0.2m  
 Bicester Market Square 5.3m  
 Bicester Village 6.5m  
 Bicester North Station (London Marylebone from approx. 50 mins) 5.5m  
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 6.3m  
 Manorsfield Road Bus and Coach Station 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

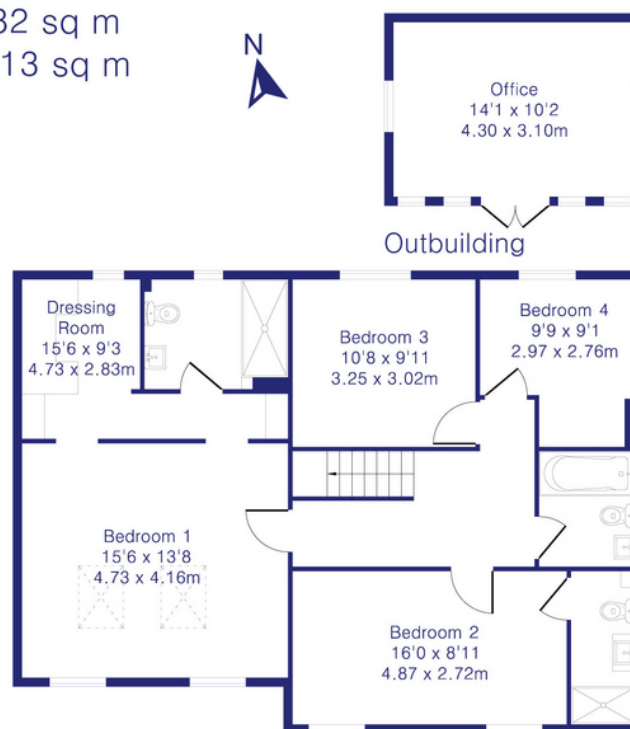
Ground Floor Area 1320 sq ft – 123 sq m

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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