



5 Maycroft, Bicester, OX26 3XB

Guide Price £585,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A substantial and significantly extended, four bedroom detached house with extensive ground floor accommodation and a detached double garage. This attractively presented property offers; up to four reception rooms, a utility room and a smart modern kitchen with an excellent range of integrated appliances. All four bedrooms are on the first floor, where the master bedroom has both fitted wardrobes and an ensuite. Outside as well as ample parking, there is a double garage and a wide private thoughtfully landscaped garden. Viewing highly recommended.

AGENT NOTES

Mains gas, electricity, water and drainage are connected.

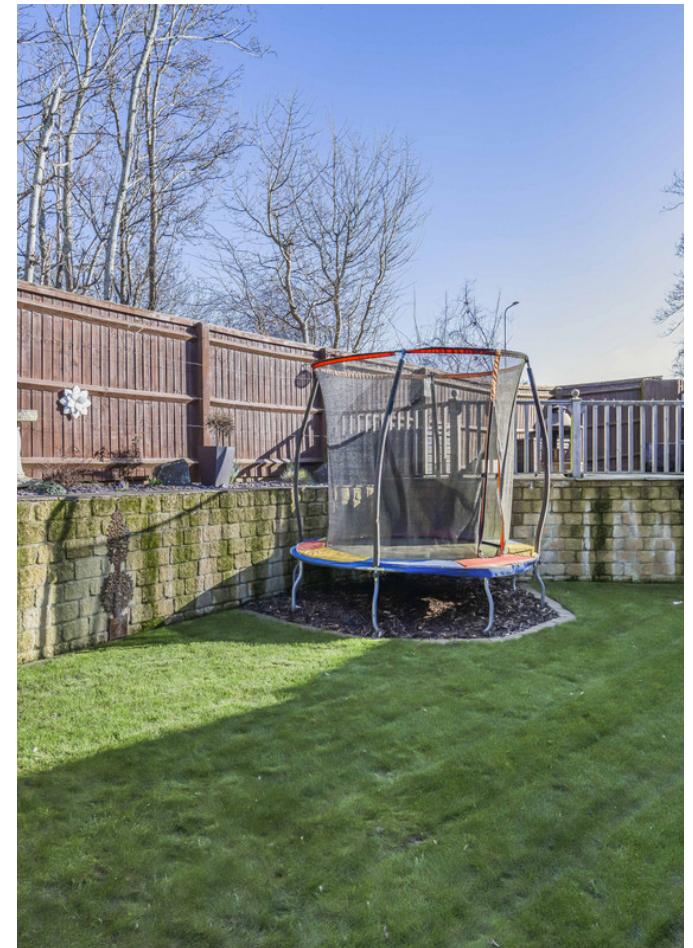
Heating gas fired boiler to radiators.

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

Predicted Mobile Phone availability - according to Ofcom - all service providers are predicted to have limited availability indoors for both voice and data. Outdoors all service providers are likely to have availability.

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





Key Features

- Substantial and significantly extended four bedroom detached house
- Up to four reception rooms
- Double garage and excellent parking
- Smart modern kitchen with integrated appliances
- Wide private garden
- Ensuite to master bedroom
- Located in a mature and popular area
- Easily accessible to Bicester North Station
- See our website for up-to-date material information.

The Location

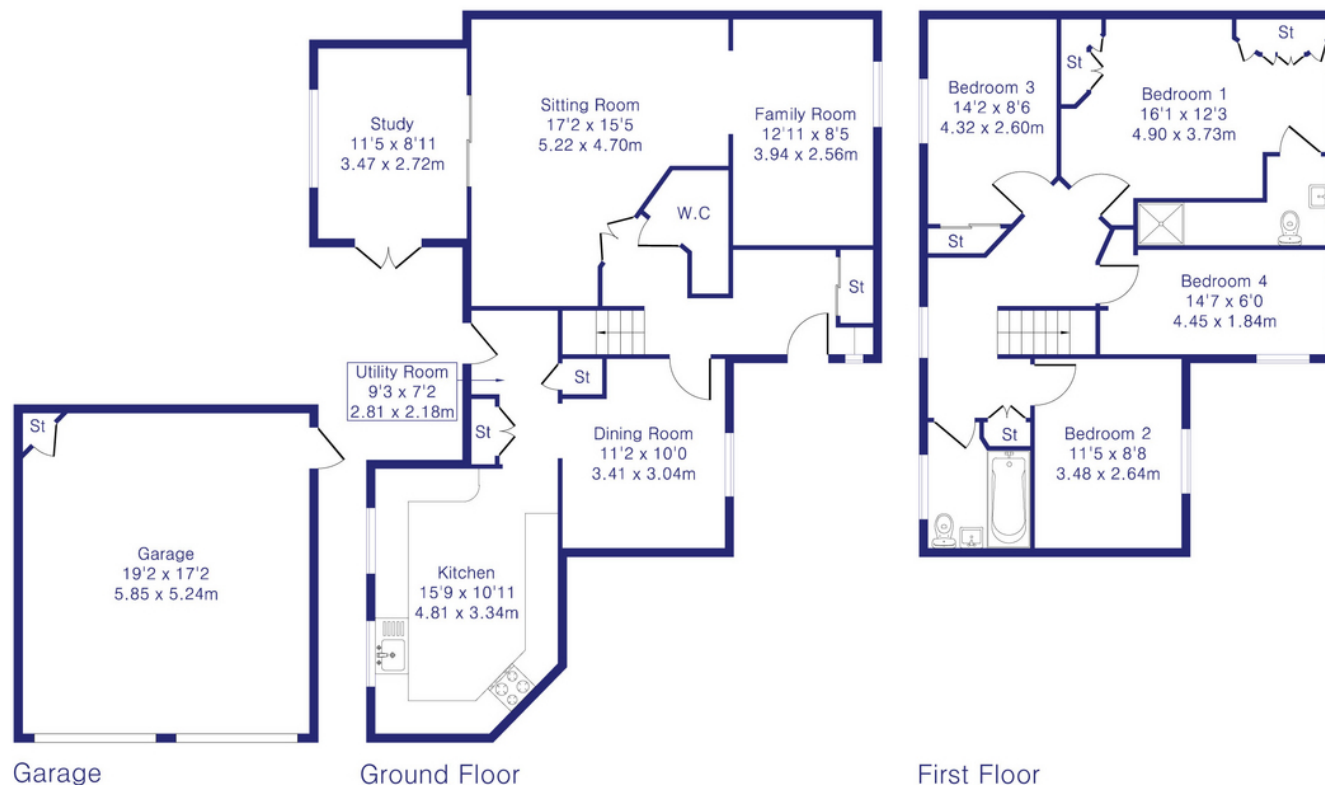
Situated in a pleasant small close within the highly popular and mature Southwold development. Southwold has a central park, nursery and primary schools, as well as a thriving parade of shops. Bicester North Station is within easy walking distance. Bicester is a busy, historic market town with exceptional 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.

Approximate Gross Internal Area 1895 sq ft - 176 sq m

Ground Floor Area 905 sq ft – 84 sq m

First Floor Area 660 sq ft – 61 sq m

Garage Area 330 sq ft – 31 sq m



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.

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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