



62 West End, Launton, OX26 5DG

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming 'quirky' Grade II Listed three bedroom three story semi detached cottage extensively renovated 8 years ago and retaining much of the charm and character of the original property. The entrance hall leads into a fitted kitchen dining room with exposed beams and utility room which in turn leads into the dual aspect sitting room again with exposed beams, fireplace and wood burning stove. At the rear a door leads out to a hallway with stairs to the first floor which comprises two double bedrooms, a bathroom and further stairs to the second floor where there is a further double bedroom with beams and a separate shower room. Outside is a cottage garden with a lawn and flower beds to the front with a stone wall. The property is located towards the end of a quiet no through road in this popular very conveniently located village with good local amenities including a primary school, shop, public house and local transport. Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations, recreational and recruitment possibilities. 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, Three, O2 & Vodafone, limited data coverage for Three, O2, Vodafone with none for EE and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). The government portal generally highlights this as a medium surface water flood risk postcode. 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.

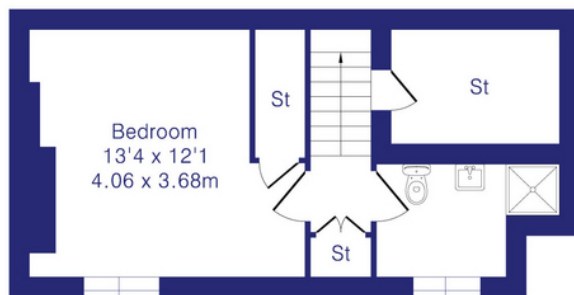


Key Features

- Three Double Bedrooms
- Sitting Room with Wood Burning Stove
- Kitchen Dining and Utility Room
- Bathroom and Shower Rooms
- 'Quirky' with Character
- Exposed Beams
- Front Garden
- On Street Parking
- Electric underfloor heating on the ground floor. Electric boiler to radiators upstairs
- Local Authority: Cherwell District Council – D. EPC - E

The Location

Local Shops 0.4m
 Launton Primary School 0.5m
 Bicester Market Square 2.3m
 Bicester Village 3.8m
 Bicester North Station (London Marylebone from approx. 50 mins) 2.5m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 2.5m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 2.5m
 All times and distances are approximate.

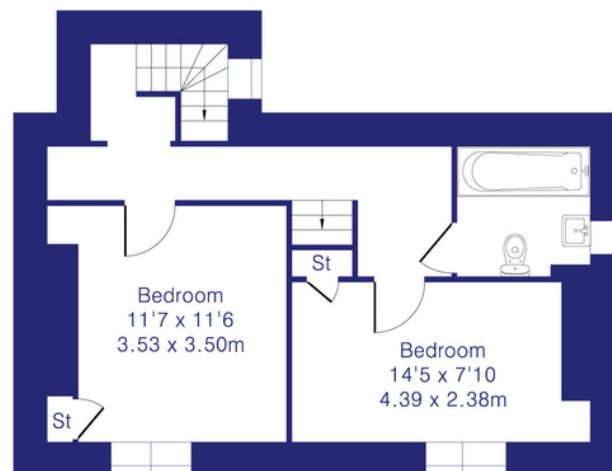


Second Floor



Ground Floor

Approximate Gross Internal Area 1165 sq ft – 108 sq m
 Ground Floor Area 522 sq ft – 49 sq m
 First Floor Area 398 sq ft – 37 sq m
 Second Floor Area 245 sq ft – 22 sq m



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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