



5 Covert Close, Fritwell, OX27 7AE

Guide Price £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well-presented, bright, airy, spacious eco-friendly modern three double bedroom semi-detached village home. Which is ideally located in a quiet close with great access to the A43, M40 and onto the wider motorway network as well as Bicester, Brackley, Milton Keynes, Oxford, Birmingham, London and beyond.

The porch has a very useful large cloaks cupboard and leads into the hall with stairs to the first floor and a cloakroom. The bright and airy dual aspect sitting/dining room with French doors to the garden. The kitchen has built in appliances and an induction hob. The principal bedroom has fitted wardrobes and a super ensuite, there are two further bedrooms one of which also has fitted wardrobes. There is a single garage with a parking space in front and the front garden has been laid to hardstanding for additional parking. The rear garden enjoys a good degree of privacy and has a patio, lawn and flower beds 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.

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 likely mobile voice coverage indoors for O2 and limited for EE, Three, & Vodafone and limited data coverage indoors EE, 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. Local Authority: Cherwell District Council - D. EPC - B





## Key Features

- Three Double Bedrooms
- Open Plan Sitting, Dining and Kitchen
- Bathroom and Ensuite
- Cloakroom
- Garage with Parking Space and EV Charging Point
- Rear Garden
- Solar Panels
- Air Source Heat Pump with Underfloor Heating to the Ground Floor and Radiators Upstairs
- Quiet Close near Play Area
- See our website for up-to-date material information.

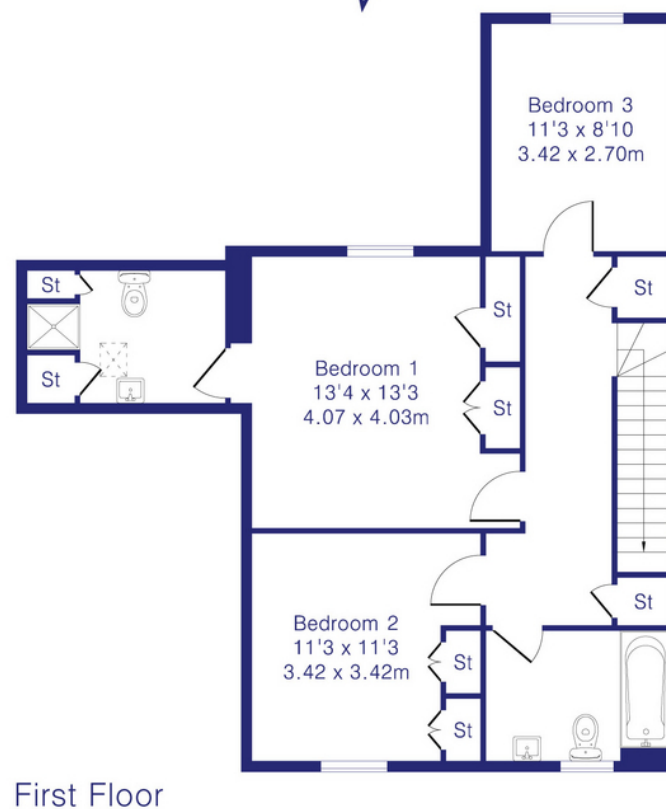
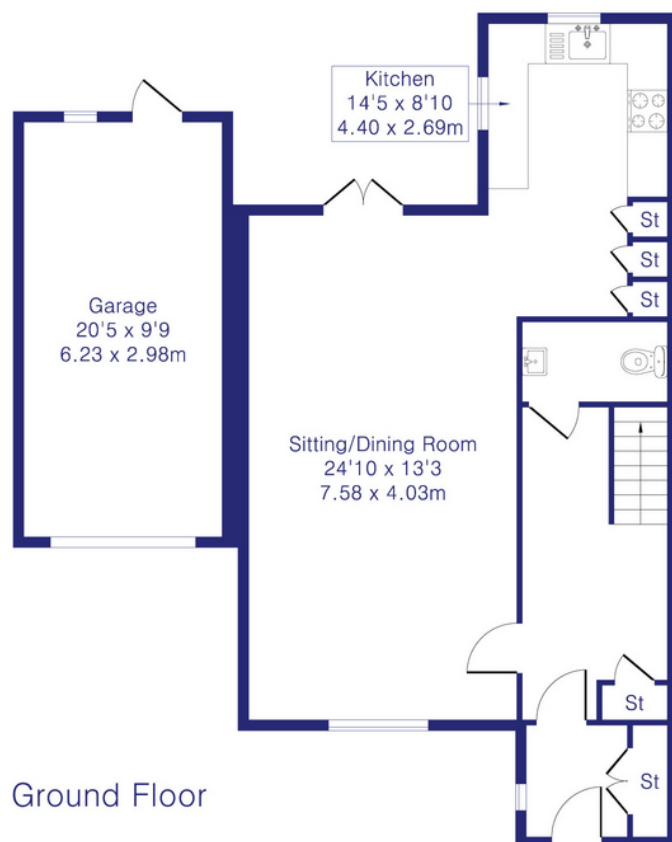
## The Location

Local Shops 0.2m  
 Bicester Market Square 6.2m  
 A43 Baynards Green 1.9m  
 M40 J10 2.1m  
 Bicester North Station (London Marylebone from approx. 50 mins) 5.9m  
 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 5.8m  
 All times and distances are approximate.

**Approximate Gross Internal Area 1544 sq ft - 144 sq m**

Ground Floor Area 857 sq ft – 80 sq m

First Floor Area 687 sq ft – 64 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.

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