



25 Ardley Road, Fewcott, OX27 7PB

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An exceptional four bedroom detached bungalow, in a delightful village setting. This substantial and significantly improved bungalow, provides versatile space with light, bright rooms and an attractive outlook. The main living space is open plan and triple aspect with a super view over meadow land, the kitchen has been thoughtfully planned providing ample storage and extensive work surfaces. This room extends to approximately 32' in length, with a maximum width of 18'6". The rest of the accommodation is arranged off a central hallway with super spaces offering up to four bedrooms with master bedroom having walk in closet and large shower room. The accommodation is completed by a utility/boot room and a smart bathroom with separate shower cubicle. Outside the property has ample parking and a pleasant garden, adjoining open fields.

MATERIAL INFORMATION

Mains, drainage and electricity are connected. Heating; oil fired boiler to radiators.

Broadband - according to Ofcom - standard and superfast broadband are available.

Predicted mobile phone availability - according to Ofcom - all service providers are predicted to have limited availability for both voice and data, with the exception of O2 who are likely to have availability for voice. Outdoors all service providers are likely to have availability for both voice and data.

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

According to the government there is a very low possibility of flooding.





Key Features

- A substantial detached bungalow
- Excellent position overlooking meadow land
- Open plan light, bright living
- Up to four bedrooms
- Master bedroom with walk in closet and shower room
- Significantly extended and updated
- Attractive and popular village
- Easily accessible to M40
- Viewing highly recommended
- See our website for up-to-date material information.

The Location

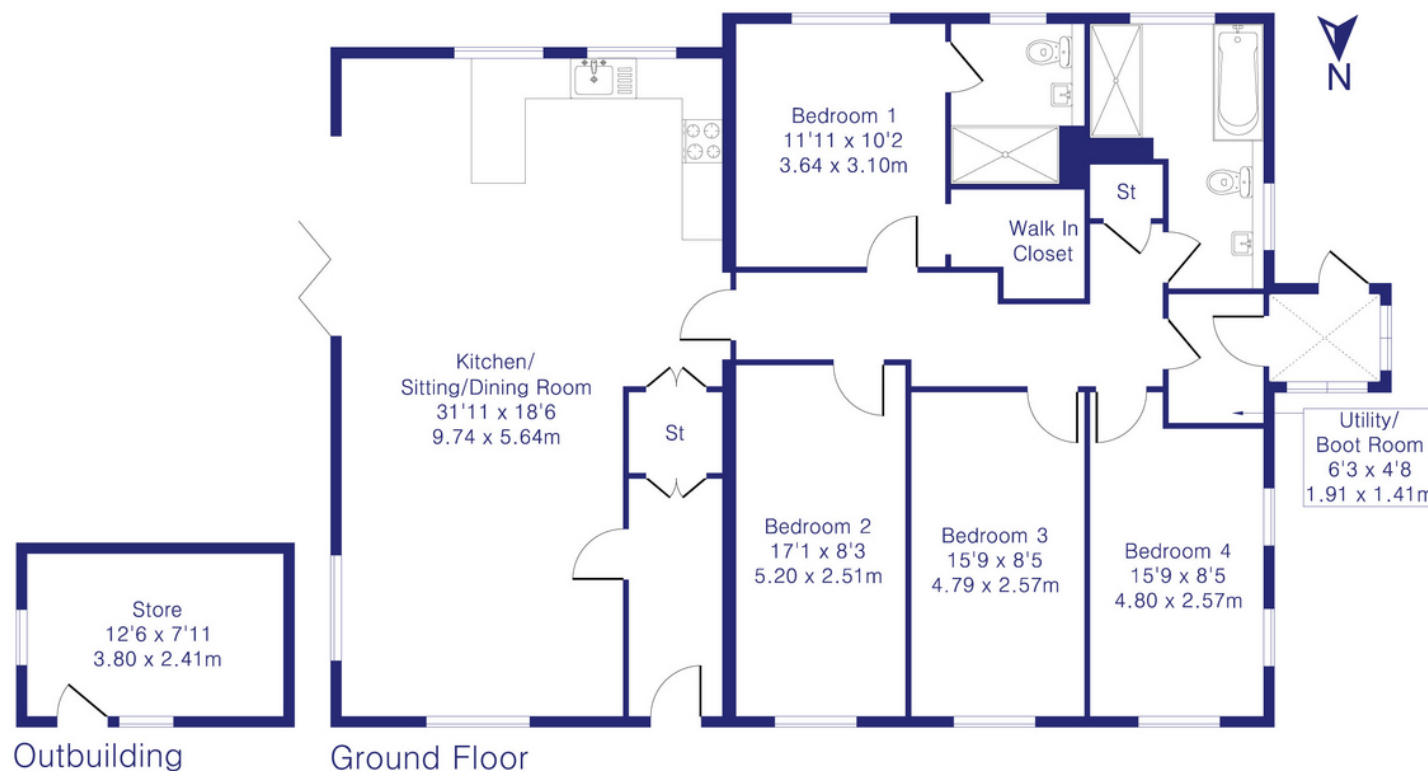
Enjoying a delightful situation overlooking meadow land within the popular village of Ardley with Fewcott. This village has a thriving local community, with an active sports club, a recreational area and a well regarded pub, the White Lion. Junction 10 of the M40 is within minutes drive. Nearby Bicester is a vibrant and expanding market town with an excellent range of facilities and amenities. Bicester also provides railway services from two stations having excellent connections; to London, Birmingham, Oxford and now on the new East-West rail link.



Approximate Gross Internal Area 1597 sq ft - 148 sq m

Ground Floor Area 1498 sq ft – 139 sq m

Outbuilding Area 99 sq ft – 9 sq m



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