



12 The Poplars, Launton, OX26 5DW

Guide Price £635,000 Freehold

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SALES LETTINGS



The Property

A substantial and beautifully designed four bedroom detached house, beautifully located in one of the areas desirable villages. This spacious and attractive property has an excellent plot, a super end of close position and a well proportioned private garden. Ground floor offers large front to back sitting room with conservatory off. A separate dining room, a large kitchen/breakfast room and ground floor cloakroom. All four bedrooms are good sizes with the master bedroom having an excellent range of wardrobes, plus an ensuite bathroom. There is a front garden, double width driveway giving lots of parking, a double garage and a well proportioned pretty back garden with a small streamlet/ditch. NB; the property does not flood.

MATERIAL INFORMATION

A four bedroom detached house, traditionally constructed around 40 years ago. Mains; water, drainage and electricity are connected. Heating - Electric storage heating. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast is available.

Mobile phone availability - according to Ofcom - all service providers are predicted to have limited voice availability indoors. Indoors for data - EE and Three are predicted to have limited availability. 02 and Vodafone none. Outdoors all service providers are predicted to have availability.

Local Authority - Cherwell District Council - F. EPC - D. Flood risk - very low for both rivers and surface water.





Key Features

- Mature four bedroom detached house
- Spacious and well cared for accommodation
- Super end of close location
- Two reception rooms and large conservatory
- Ensuite to master bedroom
- Double garage and ample parking
- Pretty gardens
- Highly desirable village with excellent amenities
- Very convenient to Bicester and mainline stations
- See our website for up-to-date material information.

The Location

Enjoying a super end of close location within a small and attractive close of detached properties, quietly located in this highly desirable village. Launton has excellent local amenities including; a primary school, shops (with post office), a public house and an active social/sports club. The nearby market town of Bicester provides for all everyday needs as well as having excellent mainline railway services. The motorway network is also easily accessible, by both Junction 9 and 10 of the M40.

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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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Garage Area 322 sq ft – 30 sq m

