



Station Road, Launton, OX26 5DS

Guide Price £750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming period former farmhouse, Grade II listed, situated in an attractive and highly desirable village. This delightful property offers; spacious, well laid out accommodation which is full of character with fireplaces, exposed beams, wooden panelling and exposed stone walls. The ground floor has; a large entrance hall, attractive sitting room, a well proportioned dining room, kitchen/breakfast room, garden room, utility and boiler room. The first floor accommodation is spacious with four bedrooms, the master of which is ensuite, a family bathroom and a study/store. As well as gardens to front and rear there is a substantial garage building with loft over and parking. Viewing highly recommended.

Local Authority: Cherwell District Council - F.





Key Features

- Delightful four bedroom detached former farmhouse
- Interesting character throughout
- Two beautiful reception rooms
- Spacious kitchen/breakfast room
- Four well-proportioned bedrooms including master with ensuite
- Additional store/study
- Gardens to both front and rear
- Parking and substantial garage/outbuilding with first floor
- Lovely village with excellent amenities
- See our website for up-to-date material information.



The Location

Pleasantly situated in the popular and desirable village of Launton. Launton has an unusually good range of amenities including; primary school, two pubs, village store/post office, a social club and sports field. Bicester which provides for all everyday needs is only two miles distance. Bicester has two mainline railway stations, which between them provide services to Oxford, Birmingham and London Marylebone. Junctions 9 and 10 of the M40 are readily accessible.

MATERIAL INFORMATION

A Grade II listed, natural stone period house of traditional constructions with later extensions. Mains; electricity, water and drainage are connected. Heating - oil fired boiler to radiators. Broadband - according to Ofcom - standard and superfast broadband are availability. Ultrafast is not. Predicted Mobile Phone availability - according to Ofcom - indoors all service providers are predicted to have limited availability for both voice and data, with the exception of Vodafone who do not have availability for data indoors. Outdoors - all service providers are likely to have availability for both voice and data. Right of access - runs on the strip of land (16ft wide) along the south eastern boundary to the land at the north-east of the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence Artex [and/or corrugated roofing and/or floor tiles etc.] but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. Restrictive covenants are in place - should this be of concern, please check with Thomas Merrifield before arranging a viewing.



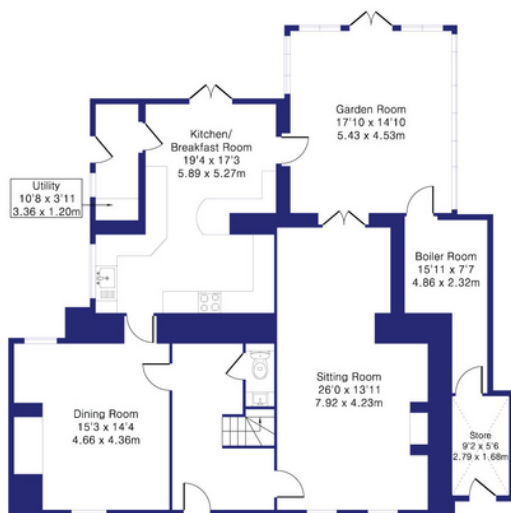
Approximate Gross Internal Area 3744 sq ft - 348 sq m

Ground Floor Area 1546 sq ft – 144 sq m

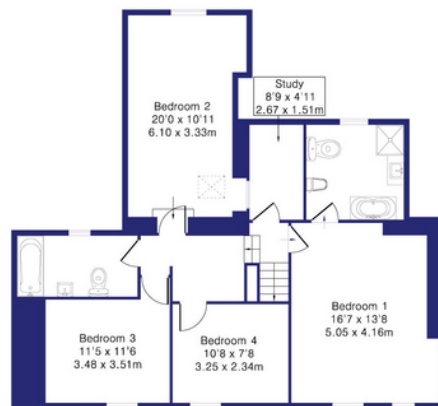
First Floor Area 966 sq ft – 90 sq m

Garage Ground Floor Area 657 sq ft – 61 sq m

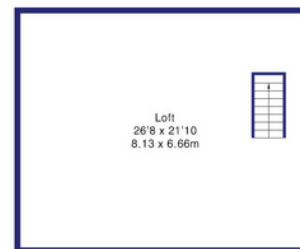
Garage First Floor Area 575 sq ft – 53 sq m



Ground Floor



First Floor



Garage First Floor



Garage Ground Floor

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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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