



2 Drinkwater Close, Bicester, OX25 1PR

Guide Price £695,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A most attractive and beautifully presented four bedroom house with panoramic open countryside views. This well designed semi detached house, provides light, bright accommodation. The garden is a major feature of the property as it is a generous, private and south west facing. Ground floor accommodation comprises a large dual aspect living room with stove, a super kitchen/dining room with the kitchen having; a central island, a Belfast style sink and ample working surfaces. The first floor accommodation is also generous with a delightful master bedroom suite, there are a further three good size bedrooms (one of which is ensuite) and the family bathroom. Outside there is a double garage and a lovely garden backing to open fields. Viewing highly recommended.

MATERIAL INFORMATION

A four bedroom semi detached house built in the year 2000. Mains water, drainage and electricity are connected. Heating oil fired boiler to radiators.

Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Predicted mobile phone availability - according to Ofcom - indoors EE, O2 and Vodafone are predicted to have limited availability for voice. Three has none. Indoors for data EE and O2 are predicted to have limited availability other providers have none. Outdoors all providers are likely to have availability.

Local Authority: Cherwell District Council - E. EPC - D.





Key Features

- A beautiful four bed house with panoramic views
- Generous dual aspect living room
- Super kitchen/dining room
- Two ensuite bedrooms
- Generous south west facing garden abutting countryside
- Double garage and parking
- Beautiful presentation
- Pretty quiet village
- See our website for up-to-date material information.

The Location

Enjoying a super edge of village position with panoramic views. Piddington is an attractive and popular village in the midst of glorious countryside. The nearby market town of Bicester (approximately 5 miles), provides for all everyday needs as well as having two mainline railway stations with services between them to Oxford, London Marylebone and Birmingham. The motorway network is easily accessible via the A41 and the county town of Oxford is approximately 14 miles distant.



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.

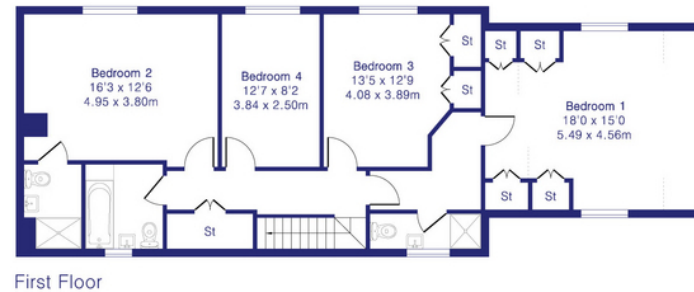
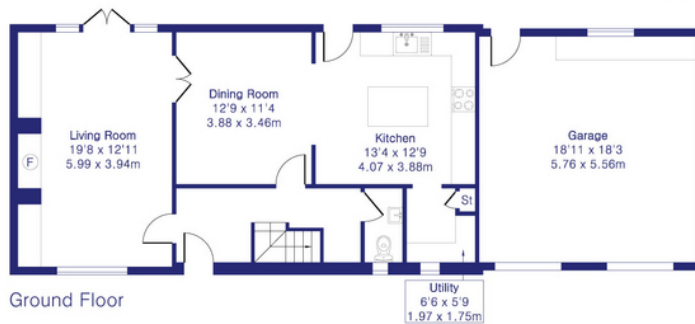
2. Any areas, measurements or distances are approximate.

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.

Approximate Gross Internal Area 2133 sq ft - 199 sq m

Ground Floor Area 1103 sq ft – 103 sq m

First Floor Area 1030 sq ft – 96 sq m



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