



The Walled Garden, Bicester, OX26 6TA

Guide Price £995,000 Freehold

THOMAS  
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SALES LETTINGS







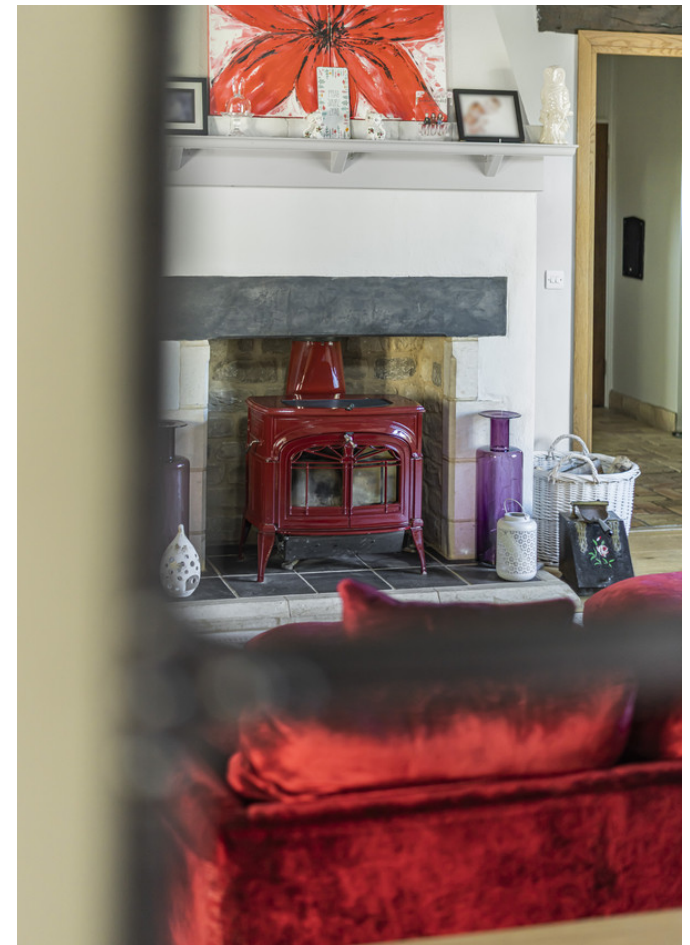


## The Property

A rare opportunity - historic Coach House in a secluded, exclusive development. Dating from around 1850, this beautifully converted former Coaching House - once part of the Bicester House estate - is a unique and rarely available home, set within an exclusive development of just six properties. Bursting with character, the property retains many original features including exposed beams, a traditional well and charming horse steps. High ceilings, a vaulted living room and large windows flood the space with natural light, creating a sense of openness and elegance throughout. The dual-aspect living room features a welcoming fireplace with a wood-burning stove and the farmhouse-style kitchen is filled with light from roof lights and south-west-facing windows. A practical utility room sits just off the kitchen. There are four well-proportioned bedrooms, including a spacious principal suite with a large ensuite, and a second ensuite bedroom. A smart family bathroom serves the remaining bedrooms. Overlooking the vaulted living area is a versatile mezzanine snug/study/family room - perfect for quiet retreat or home working. Outside, the south-west-facing garden is a lovely feature - private, generous and ideal for entertaining. The property also benefits from a garage and ample parking.







## Key Features

- A fabulous former Coach House conversion
- Spacious and versatile four bedroom accommodation
- Character and interest throughout
- Superb central yet secluded location
- Spacious living room with vaulted ceiling
- Beautiful farmhouse style kitchen/dining room overlooking gardens
- Two ensuite bedrooms
- Generous south west facing gardens
- Approximately half a mile from both stations
- See our website for up-to-date material information.





## The Location

Beautifully situated in a secluded position just off of the town centre and amongst other attractive detached properties. The property is within approximately half a mile of both station and an easy level walk to the town centre. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

### MATERIAL INFORMATION

A detached conversion of a former Coach House. Mains; water, drainage, electricity and gas are connected. Heating via gas fired boiler to radiators.

Broadband - according to our client - The broadband speed is 500 Mbps. Predicted mobile phone availability - according to Ofcom - all service providers are likely to have availability for voice and data. Outdoors all service providers are likely to have availability for both voice and data.

The property is in a conservation area and falls within the curtilage of a listed building. We are informed that there are tree preservation orders.

Properties built pre-2000 may contain asbestos, either in certain materials used in their construction, or in certain materials used 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.

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

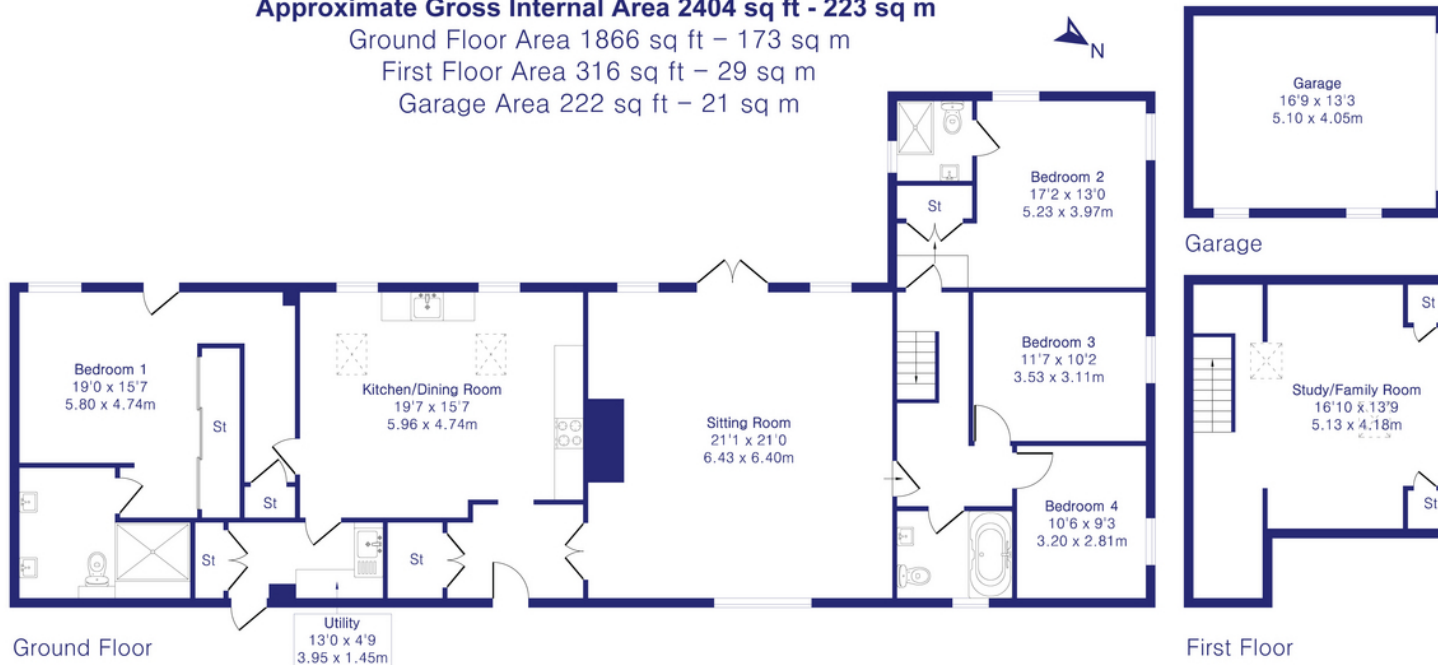


**Approximate Gross Internal Area 2404 sq ft - 223 sq m**

Ground Floor Area 1866 sq ft – 173 sq m

First Floor Area 316 sq ft – 29 sq m

Garage Area 222 sq ft – 21 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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