



4 Sorrell Road, Ambrosden, OX25 2AP

Guide Price £725,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully designed and particularly spacious, five bedroom detached house with extension. Enjoying a lovely outlook towards open countryside, in a desirable village, offering excellent local amenities. This well planned house has approximately 2,000 square feet of beautifully maintained accommodation. There is a generous entrance hall, four super reception rooms, including the garden room extension and a large upgraded kitchen/dining room with numerous fitted appliances. Additionally, on the ground floor there is a utility room and cloakroom. All five bedrooms are double, two of which are ensuite. There is ample parking approaching the double garage and well proportioned west facing rear garden.

MATERIAL INFORMATION

A five bedroom traditionally constructed detached house. Constructed in 2016. Mains electricity, water, drainage and gas are connected. Heating; gas 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 and 3 are likely to have availability for both voice and data. Vodafone has limited availability for voice and data. 02 is limited for voice and has no data coverage. Outdoors all service providers are likely to have availability for both voice and data.

There is a management company and the charge for this year was £450.

Local Authority: Cherwell District Council - Council Tax Band: G. EPC - C.





Key Features

- Beautifully designed, extended and attractively presented, five bedroom detached house
- Particularly spacious accommodation of approximately 2,000 square feet
- Super kitchen/dining room with appliances
- Four reception rooms, large hallway and utility room
- Five bedrooms, two of which are ensuite
- Excellent family bathroom with separate shower cubicle
- West facing garden. Outlook to open fields at the front
- Situated in a village with amenities
- See our website for up to date material information

The Location

Enjoying an excellent position with views to open fields out the front and set in a small close of properties. Ambrosden is a desirable and popular village with a good range of amenities including; a primary school, shops (one with Post Office) and a public house. The nearby market town of Bicester (2.5 miles) provides for all everyday needs, as well as having main line railway services to; London Marylebone, Birmingham and central Oxford, it is also on the new East West railway link. By road Oxford can be reached by cutting through Islip (avoiding the A34) and the motorway network is easily accessible via junction 9 of the M40.

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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.

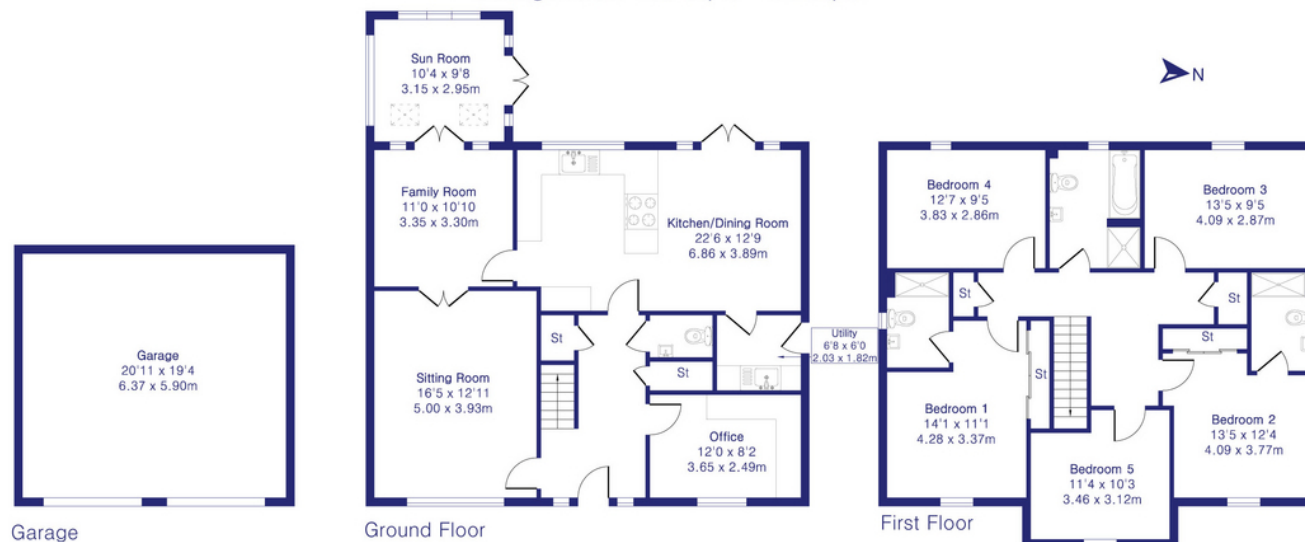
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 2412 sq ft - 225 sq m

Ground Floor Area 1039 sq ft – 97 sq m

First Floor Area 968 sq ft – 90 sq m

Garage Area 405 sq ft – 38 sq m



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