



17 Goodwood Close, Bicester, OX26 1AA

Guide Price £675,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented five double bedroom detached house with an open outlook and situated in a small no through close within easy walking distance of Bicester town centre and Bicester Village. This excellent property offers exceptional space and light with over 1800sq ft of accommodation including five very good bedrooms. On the ground floor there is; an entrance hall, triple aspect sitting room, a large open plan kitchen/dining room, with the kitchen including fitted appliances, a cloakroom and a utility room. On the upper floors there are five double bedrooms, all with views, two en-suites and a family bathroom. Outside there is; driveway, garage and an unusually private garden which gets the sun for most of the day

MATERIAL INFORMATION

A detached five bedroom house, constructed around thirteen years ago. Mains electricity, gas, drainage and water 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 all service providers are predicted to have limited availability for both voice and data, with the exception of 02 who are likely to have availability for voice. Outdoors all service providers are likely to have availability for both voice and data. Local Authority - Cherwell District Council - F. EPC - B



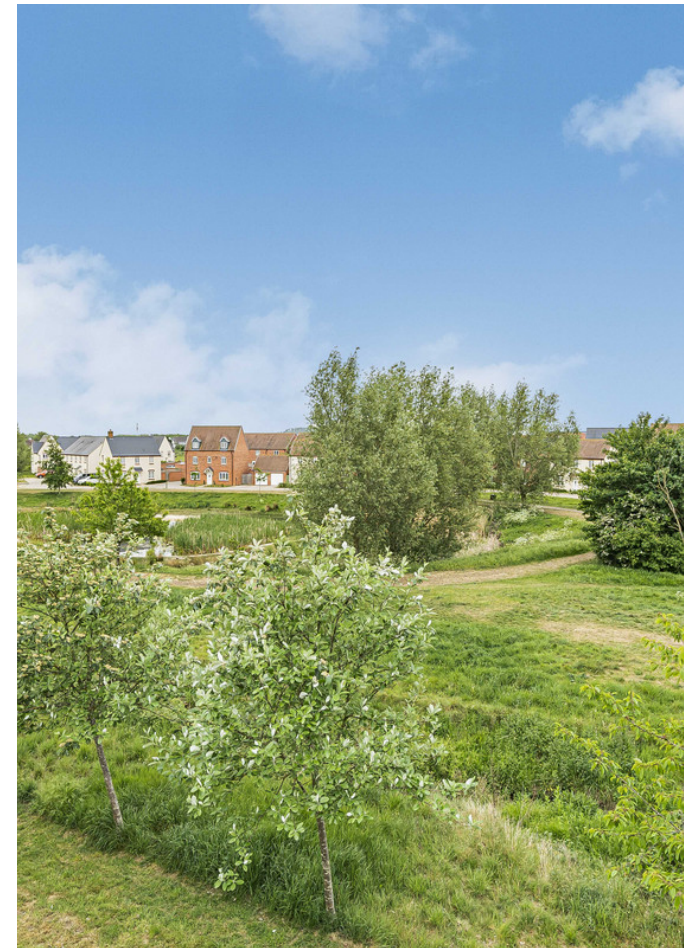


Key Features

- Beautifully presented detached house
- Superb situation
- Five double bedrooms
- Large triple aspect living room
- Excellent kitchen/dining room
- Kitchen with fitted appliances
- Utility room and cloakroom
- Two ensembles and family bathroom
- Open outlook to front
- Easy access to town and Bicester Village

The Location

Situated in a stand alone position, within a no through close with a level walk of both the town centre and Bicester Village. 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.



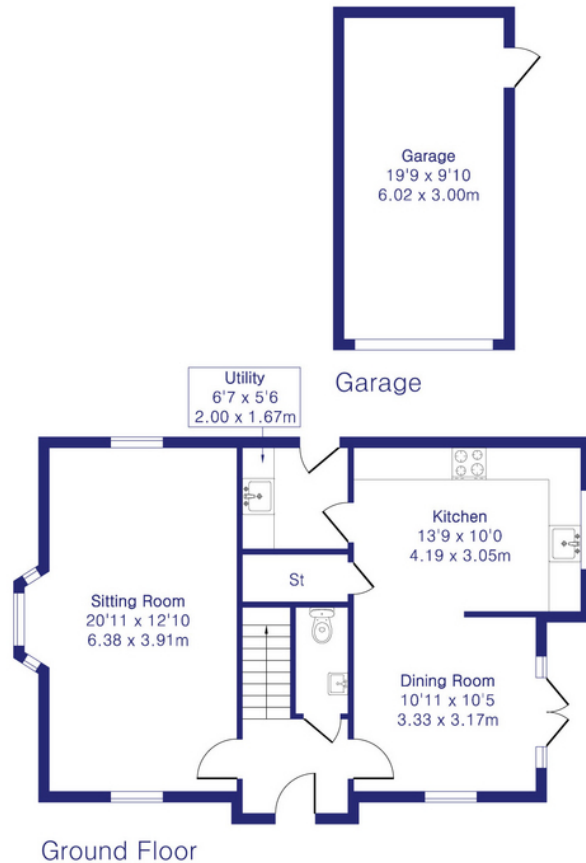
Approximate Gross Internal Area 2011 sq ft - 187 sq m

Ground Floor Area 680 sq ft – 63 sq m

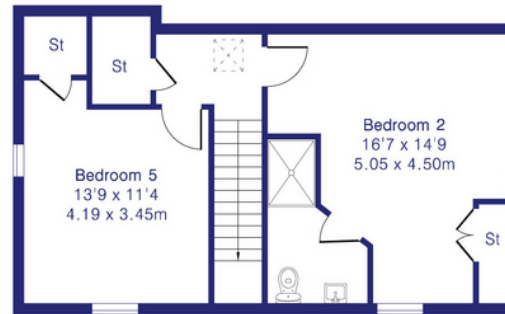
First Floor Area 632 sq ft – 59 sq m

Second Floor Area 504 sq ft – 47 sq m

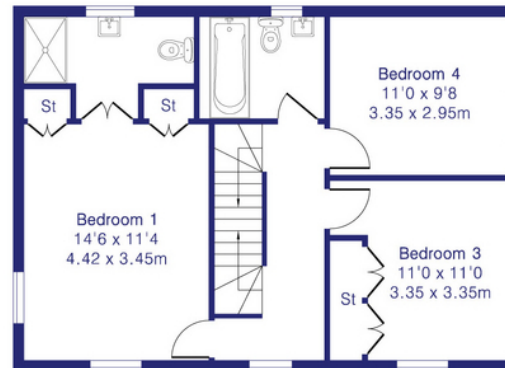
Garage Area 195 sq ft – 18 sq m



Ground Floor



Second Floor



First Floor

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