



5 Serles Farm Cottage, Fencott, OX5 2RD

Guide Price £250,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

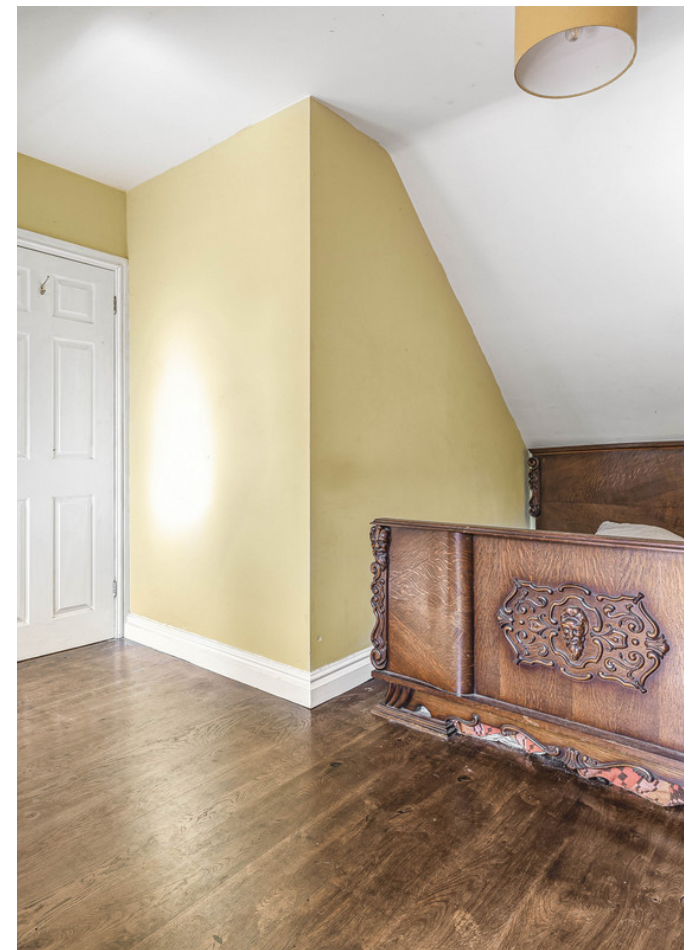
A one bedroom, end of terrace cottage with open plan living accommodation. The property has an attractive cottage garden and two parking spaces and is located in a quiet lane on the outskirts of the village.

The ground floor has an open plan sitting dining and kitchen with stairs to the first floor. On the first floor there is a double bedroom and a bathroom. Outside there is an attractive cottage garden and at the front of the property there are two allocated parking spaces in the communal parking area at the front of Serles Farm Cottages.

Bicester and Kidlington provide for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors', dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile – According to Ofcom there is likely mobile voice coverage indoors for O2 and limited for EE, Three & Vodafone and likely data coverage indoors O2 and limited for EE, Three & Vodafone and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are awaited. Local Authority: Cherwell District Council C. EPC -





## Key Features

- Double Bedroom
- Open Plan Living Area
- Bathroom
- Cottage Garden at the Front
- Two Parking Spaces
- Electric Heating
- £200 p/a management fee for Parking Area
- Quiet Lane
- Convenient for Bicester and Kidlington
- See our website for up-to-date material information.

## The Location

Local Shops 4.6m  
 Bicester Market Square 7.1  
 High Street, Kidlington 6.8m  
 A34 5.8m  
 Islip Station (London Marylebone from 74 mins, Oxford from approx. 10 mins) 3.9m  
 Bicester North Station (London Marylebone from approx. 50 mins) 8.1m  
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 7.0m  
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 7.3m  
 All times and distances are approximate.

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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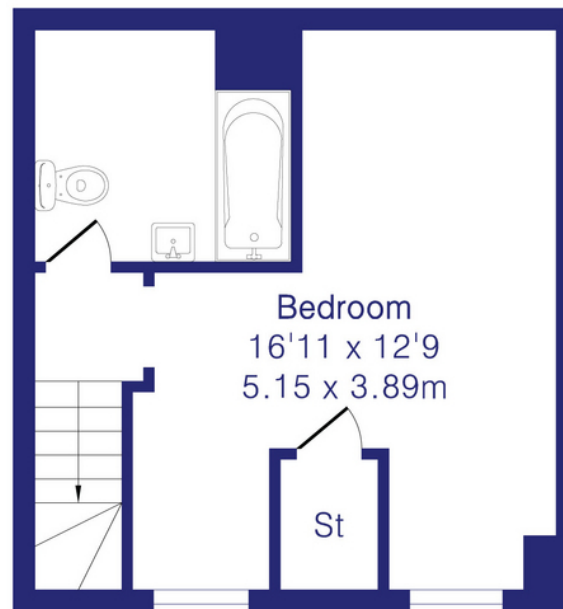
## Approximate Gross Internal Area 629 sq ft - 59 sq m

First Floor Area 363 sq ft – 34 sq m

Second Floor Area 266 sq ft – 25 sq m



First Floor



Second Floor

