



17 Sherwood Close, Launton, OX26 5DR

Guide Price £465,000 Freehold

THOMAS
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SALES LETTINGS



The Property

An excellent detached four bedroom home, quietly located in a highly desirable village. This most attractive property offers; a spacious sitting room, an exceptional remodelled kitchen/dining room and a large family room, additionally on the ground floor there is a shower room and hallway. The first floor offers, four proper bedrooms the master of which is ensuite and a smart family bathroom. To the front there is side by side parking for two vehicles as well as a garden, whilst the garden is south-east facing and pretty.

MATERIAL INFORMATION

A four bedroom detached house, constructed approximately 20 years ago. The property is connected to mains; electricity, water and drainage. Heating by Gas fired boiler to radiators. Broadband - according to Ofcom - all broadbands up to and including ultrafast are available.

Mobile phone - according to Ofcom - indoors, all mobile providers are likely to have limited availability on voice and data with the exception of 02 where there is no availability for data. Outdoors - all services providers are likely to have availability for voice and data.

Flood risk - according to the government website, there is a high risk of surface water flooding, but a low risk from any other source. The sellers comment that they have lived in the property for 12 years and have never had any issue with surface water flooding. "I believe a few years before I moved in there was an issue, but my neighbour was saying that Thames Water cleared lower down the road near the electric substation, there has been no issue since".

Local Authority - Cherwell District Council - E. EPC- C



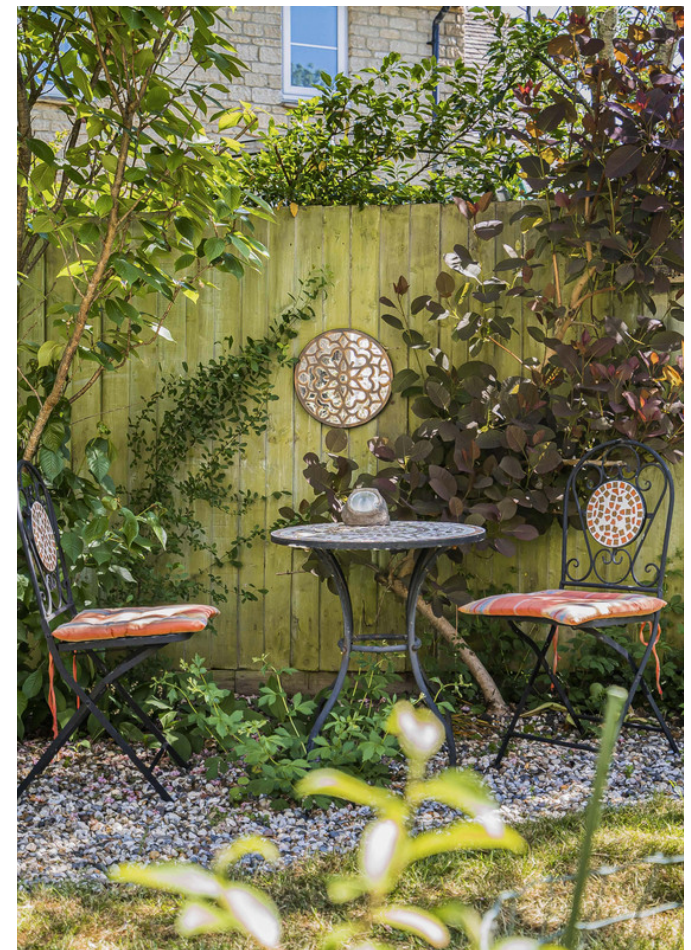


Key Features

- Excellent four bedroom detached house
- Quietly located in a highly desirable village
- Two reception rooms
- Remodelled kitchen/dining room
- Four well proportioned bedrooms
- Ensuite to master bedroom
- Ground floor shower room
- Smart bedroom
- Excellent access to Bicester and Stations
- See our website for up-to-date material information.

The Location

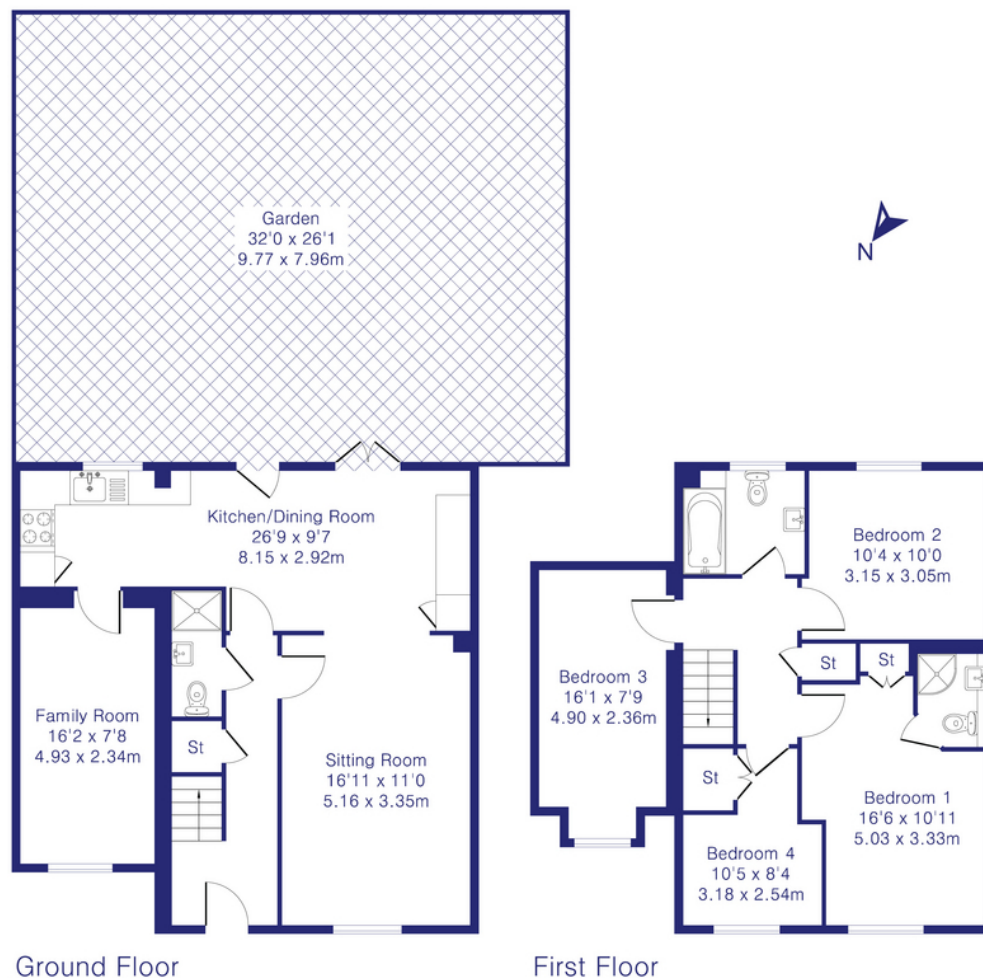
Quietly located in an attractive close, within a highly desirable village. Launton offers a primary school, shops, 2 public houses, social club and playing field. It is located only two miles from Bicester town centre and therefore is accessible to all of Bicester's facilities as well as both mainline railway stations.



Approximate Gross Internal Area 1256 sq ft - 117 sq m

Ground Floor Area 664 sq ft – 62 sq m

First Floor Area 592 sq ft – 55 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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