



12 Violet Close, Ambrosden, OX25 2DJ

Guide Price £590,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented four double bedroom detached house with a garage and two parking spaces. Ideally located in a popular development with easy access to the local shops and primary school.

From the hall there is a stylish dining room or playroom and a study. The triple aspect sitting room at the back of the house has doors out to the garden. There is also a bright and spacious dual aspect kitchen/family room has quartz worktops and integrated appliances also with French doors to the garden. Upstairs there are four double bedrooms with en suite shower rooms and fitted wardrobes to two bedrooms, the third bedroom also has fitted wardrobes and a family bathroom. The front garden has a lawn, flower beds and has a driveway for two cars with access to the single garage. Whilst the rear has patios, a lawn and a door into the garage.

The property is connected to mains electricity, gas, water and drainage. Service Charge - £300 pa (approx). Broadband - according to Ofcom, Ultrafast broadband is available. Mobile – According to Ofcom there is limited mobile voice and data coverage indoors for EE, Three, O2 & Vodafone and likely mobile voice and data coverage outdoors for EE, Three, O2 & Vodafone (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 is awaited. Local Authority - Cherwell District Council - F. EPC - B. The property is located in a quiet no through road with easy access to a parade of local shops. The thriving market town of Bicester provides 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.





Key Features

- Four Double Bedrooms
- Three Reception Rooms Including Triple Aspect Sitting Room
- Bright Kitchen Family Room
- Two En Suite Shower Rooms
- Single Garage and Two Parking Spaces
- Enclosed Rear Garden
- Well Presented
- Quiet position
- See our website for up-to-date material information.

The Location

Local Shop and Post office 0.6m
 Bicester Market Square 2.8m
 Bicester Village 3.1m
 Bicester North Station (London Marylebone from approx. 50 mins) 3.8m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 2.8m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 3.0m
 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.

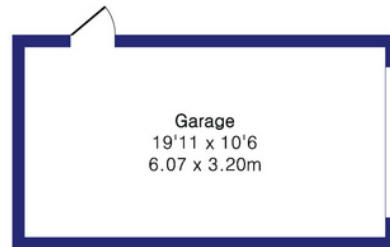
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 1726 sq ft - 160 sq m

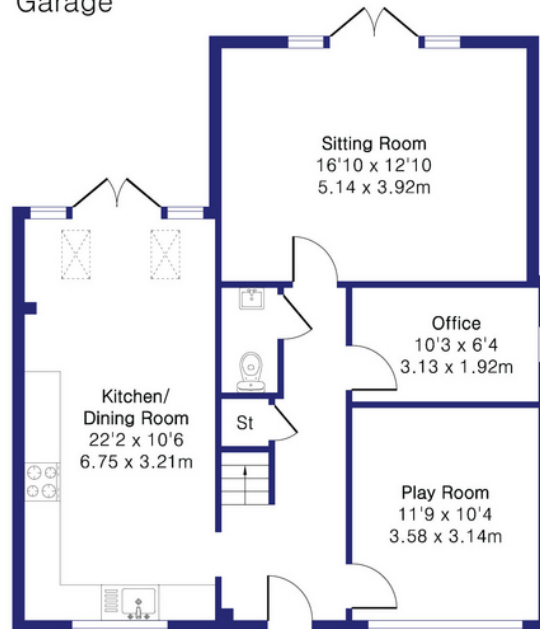
Ground Floor Area 785 sq ft – 73 sq m

First Floor Area 732 sq ft – 68 sq m

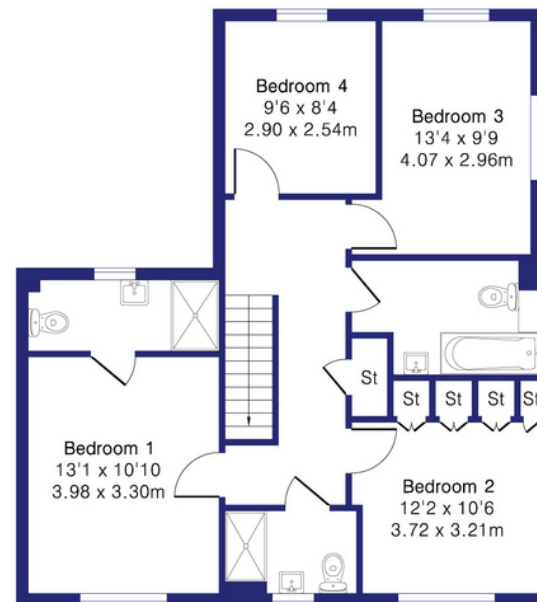
Garage Area 209 sq ft – 19 sq m



Garage



Ground Floor



First Floor

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