



Bainton Road, Bucknell, OX27 7LT

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A delightful period cottage with exceptional ground floor accommodation in a super village setting. This charming property has been extended to provide light, bright and spacious accommodation over three floors. The open plan kitchen/dining room has velux roof lights and bi fold doors which open on to a private rear garden, there is also an attractive sitting room with stove, a cloakroom and a utility area. The upper two floors have three bedrooms and a bathroom. To the front there is off-road parking for a number of vehicles whilst to the rear there is a private and well enclosed garden with a summer house/potential work from home office.

Local Authority: Cherwell District Council - C. EPC - F





Key Features

- Delightful natural stone period cottage
- Super spacious open plan living
- Also separate play room and sitting room
- Well planned modern kitchen
- Three bedrooms over the top two floors
- Private and well proportioned rear garden
- Beautiful village setting on quiet road
- Viewing highly recommended
- See our website for up-to-date material information.



The Location

In a beautiful and quiet street in the heart of this attractive and desirable village. Bucknell has a well regarded local pub, parish church nearby to the property and lies only two miles from Bicester. Bicester provides for all everyday needs as well as mainline railway stations which between them provide services to Oxford, London, Birmingham and also on the new East West Railway. Both Junctions 9 and 10 of the M40 are easily accessible.

MATERIAL INFORMATION

A period terraced cottage. Mains; water, drainage and electricity are connected. Heating via electric room heaters.

Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available. Mobile phone - Ofcom state predicted availability indoors - 02 and Vodafone limited for both voice and data. EE and Three no availability. Outdoors all service providers are likely to have availability. Planning - There are two large scale planning applications in the vicinity of village. If you would like further information, please either contact Thomas Merrifield or the local authority Cherwell District Council. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Building regulation - according to the seller minor works are outstanding before the issue of a building regulation completion certificate. The seller intends to get these works finished and apply for appropriate certification directly. Boundary - Please refer to Thomas Merrifield in respect of the rear boundary, to this property.



Approximate Gross Internal Area 1314 sq ft - 121 sq m

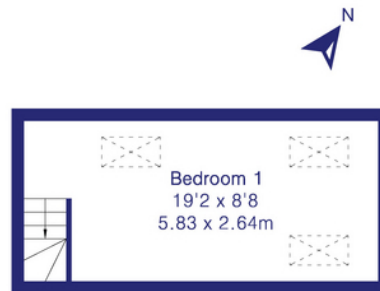
Ground Floor Area 822 sq ft – 76 sq m

First Floor Area 326 sq ft – 30 sq m

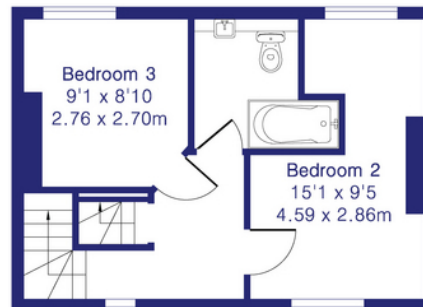
Second Floor Area 166 sq ft – 15 sq m



Ground Floor



Second Floor



First Floor

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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