



1 Garden Walk Cottages Main Street, Hethe, OX27 8ET

Guide Price £400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Full of charm and character a delightful two bedroom cottage, in a wonderful secluded location. This lovely natural stone period cottage has exposed beams and timbers, exposed stone walling and an inglenook fireplace with log burner. The delightful sitting room has double doors providing access to the south facing courtyard garden. The kitchen/dining room is highly specified with lots of storage and extensive working surfaces. There are two double bedrooms and a bathroom with waterfall feature on the first floor. Beyond the sunny courtyard garden is a super private returfed lawned garden which in turn leads to off-street parking.

### MATERIAL INFORMATION

A period centre terrace, two bedroom cottage. Mains; electricity, water and drainage are connected. Heating; electric to radiator central heating system.

Broadband - Ofcom states - that standard and superfast broadband are available. Ultrafast is not.

Predicted mobile phone availability - Ofcom states - indoors that 02 and Vodafone have limited availability for both voice and data. EE and Three do not have availability. Outdoors also providers are likely to have availability for both voice and data with the exception of Three which is reported to have limited availability for data.

The property is located in a conservation area.

Properties built pre-2000 may contain asbestos, either in certain materials used in their construction, or in certain materials used 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.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority - Cherwell District Council - C. EPC rating - E





## Key Features

- A delightful period cottage
- Situated in a highly desirable village
- Beautifully presented
- Exceptional charm and character
- Private south facing courtyard garden
- Further generous cottage garden
- Off road parking
- Many beautiful features
- See our website for up-to-date material information.

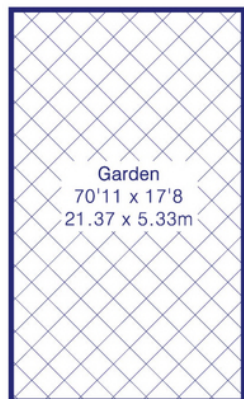
## The Location

Beautifully tucked away in the heart of this delightful village. Access is via a driveway that runs between Hill Rise Cottage and Bakehouse Cottage, situated on the main street in Hethe. Hethe is a pretty village with lots of interesting period properties and a fine parish church. Hethe offers easy access to Junction 10 of the M40 north west of Bicester. 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.

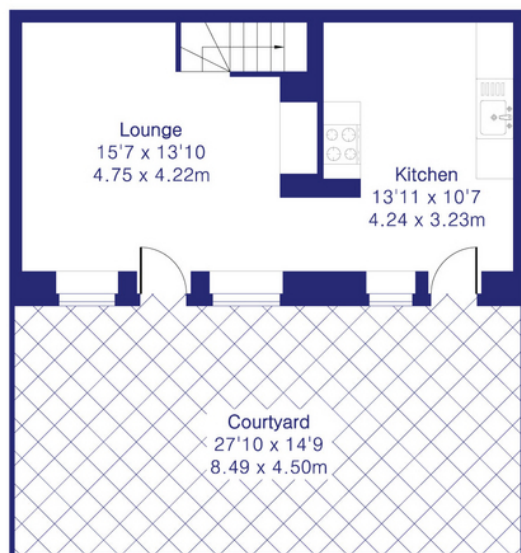
## Approximate Gross Internal Area 759 sq ft - 71 sq m

Ground Floor Area 372 sq ft – 35 sq m

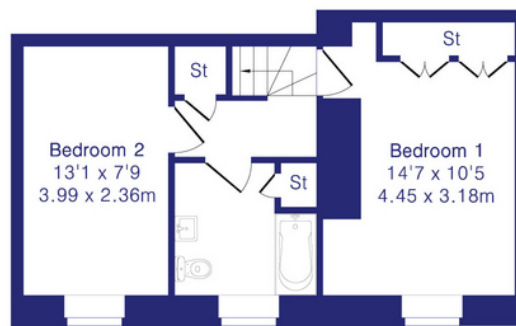
First Floor Area 387 sq ft – 36 sq m



Garden



Ground Floor



First Floor

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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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