



5 Castle Fields, Ardley, OX27 7NW

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A spacious detached village home, situated in a quiet close and with a larger than average south facing garden. This mature detached property offers; three reception rooms with the sitting room having a feature fireplace and double doors to the back garden. Additionally on the ground floor there is a study, dining room and a kitchen with a good range of working surfaces and storage units. All of the bedrooms are well proportioned and there is a family bathroom. Immediately next to the house there is an oversized (34 ft in length) garage. To the front there is ample parking, whilst to the rear there is a pretty well enclosed and larger than average south facing garden with a workshop and a garden room.

### MATERIAL INFORMATION

A four bedroom detached house, built around 50 years ago. Mains; water, drainage and electricity are connected. Heating - oil fired boiler to radiators.

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

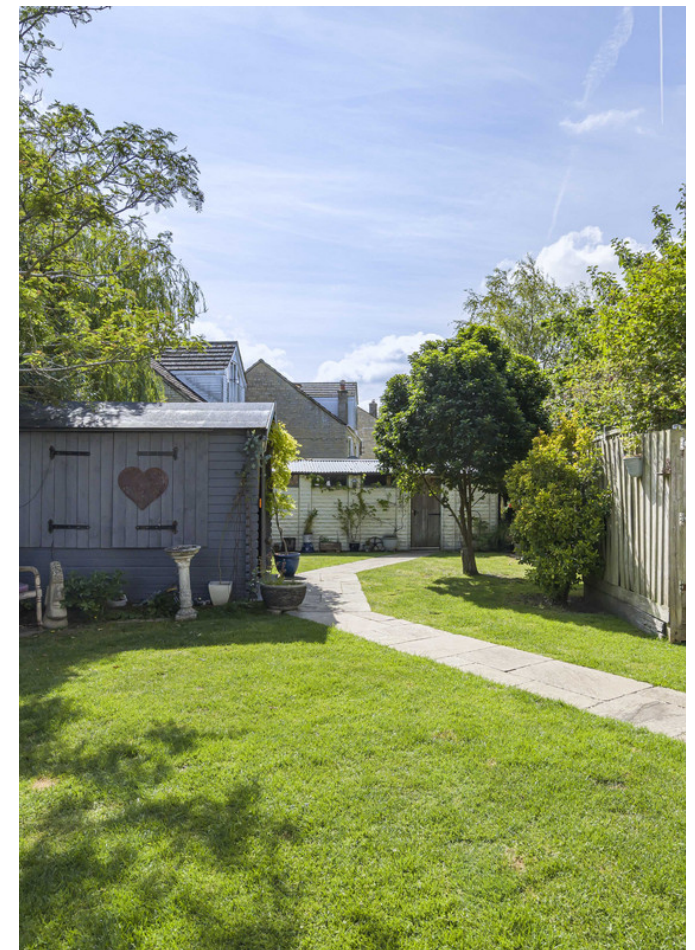
Predicted mobile phone availability - Ofcom states - that indoors all service providers are likely to have limited availability for both voice and data. Outdoors all service providers are likely to have availability for both voice and data.

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. We have noted the presence Artex, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority - Cherwell District Council - D. EPC - tba







## Key Features

- A detached four bedroom house
- Situated in a quiet close
- Three genuine reception rooms
- Four proper bedrooms
- Double sized tandem garage
- Larger than average south facing garden
- Thriving local community
- Easily accessible to Junction 10 M40
- Viewing highly recommended
- See our website for up-to-date material information.

## The Location

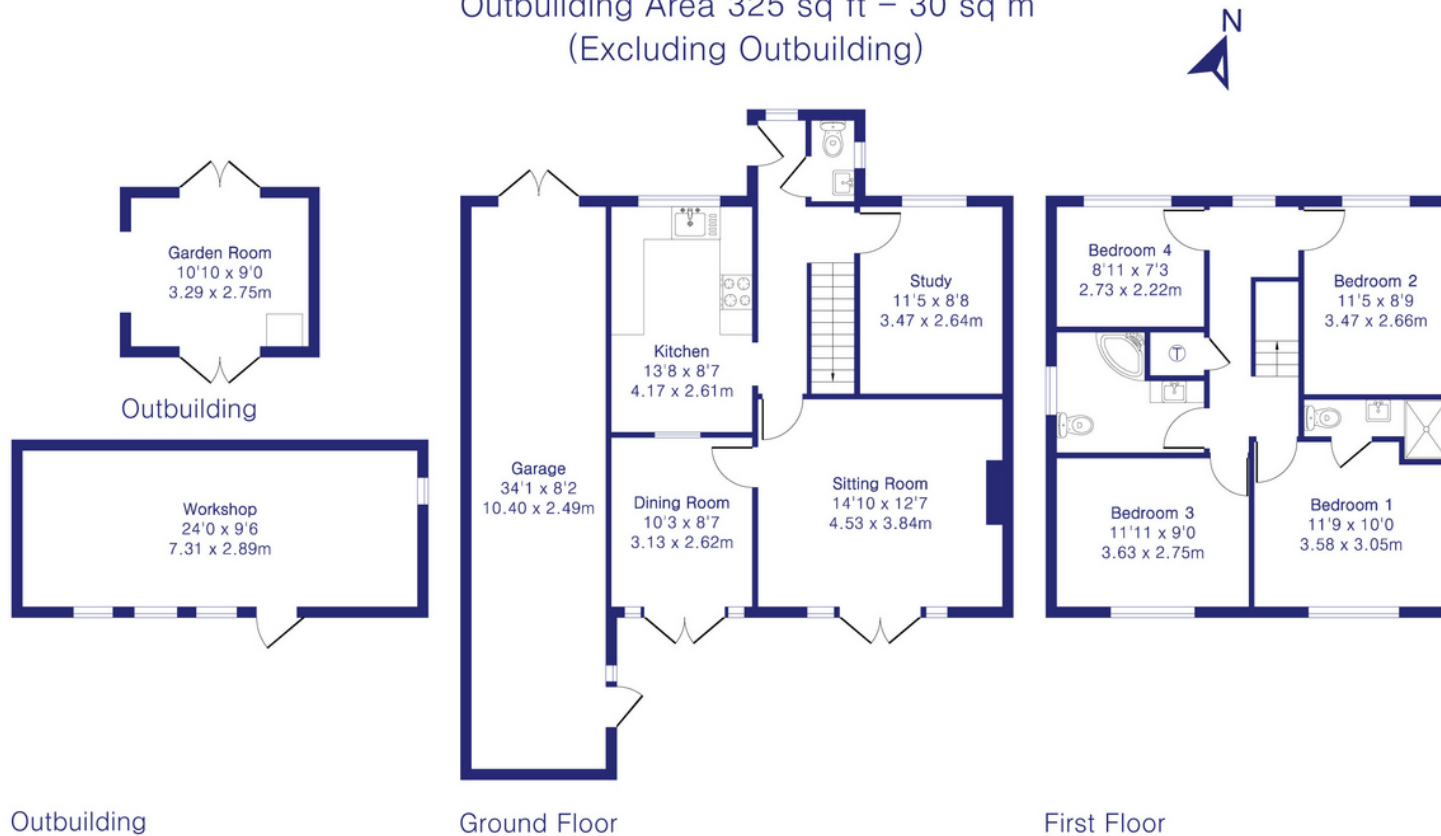
Pleasantly situated in a small close of similar properties with some lovely countryside walks, close to hand. This village together with the neighbouring village of Fewcott has a thriving local community, with an active sports club, a recreational area and a well regarded pub, The White Lion. Junction 10 of the M40 is within a minutes drive. Nearby Bicester is a vibrant and expanding market town with an excellent range of facilities and amenities. Bicester also provides railway services from two stations having excellent connections; to London, Birmingham, Oxford and now on the new East West Rail Link.

### Approximate Gross Internal Area 1471 sq ft - 137 sq m

Ground Floor Area 894 sq ft – 83 sq m

First Floor Area 577 sq ft – 54 sq m

Outbuilding Area 325 sq ft – 30 sq m  
(Excluding Outbuilding)



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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