



The Cottage, Murcott, Oxfordshire, OX5 2RE
Guide Price £725,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming detached natural stone property with generous gardens and a super village location. Offering light and spacious accommodation over two floors with character and charm. The sitting room is triple aspect with a delightful fireplace and double doors opening to the rear gardens. Additionally on the ground floor there is a lovely large kitchen/family room, a utility room and a cloakroom. The first floor offers four well proportioned bedrooms and a smart bathroom. The gardens are a major feature of the property and offer a high degree of privacy. There is a garage and driveway parking.

MATERIAL INFORMATION

A natural stone detached house with Victorian origins having later extensions. Mains; electricity, water and drainage are connected. Heating oil fired boiler to radiators. Broadband - Ofcom states - all broadband speeds including Ultrafast are available. Mobile phone coverage - Ofcom suggests for EE and Vodafone, good outdoor and variable in home and for 02 and Three good outdoor. Local Authority: Cherwell District Council - F. EPC - E





Key Features

- Charming detached four bedroom house
- Extensive gardens
- Super triple aspect living room
- Lovely large kitchen/dining room
- Highly regarded village
- Ground floor cloakroom and utility room
- Garage and off-street parking
- Viewing highly recommended
- See our website for up-to-date material information.

The Location

Situated in the heart of Murcott village, yet bordering open countryside and just 20 minutes from Oxford. The village enjoys a strong reputation and lies on the edge of the Otmoor RSPB Nature Reserve. It is also home to the acclaimed Nut Tree Pub.

Nearby Charlton-on-Otmoor offers a popular primary school, and there is good access to a wide range of schools in Oxford and across Oxfordshire. Village shops are available in both Islip and Ambrosden, while Bicester, just 15 minutes away, provides a full range of everyday services. Bicester also offers mainline rail links to Islip, Oxford, Birmingham, and London.

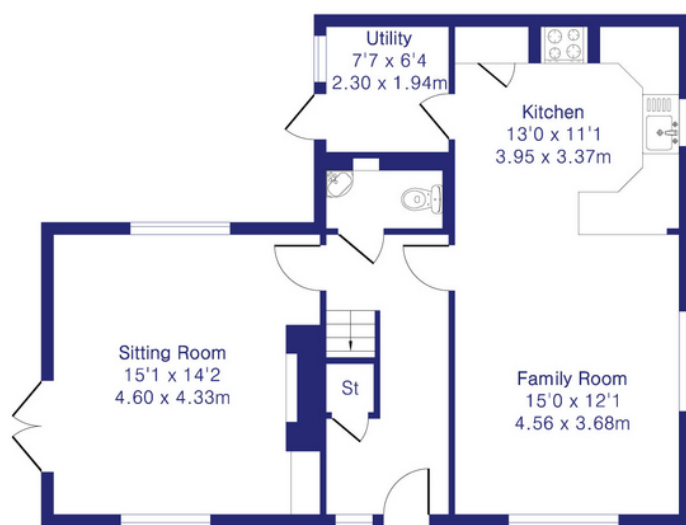


Approximate Gross Internal Area 1384 sq ft - 129 sq m (Excluding Garage)

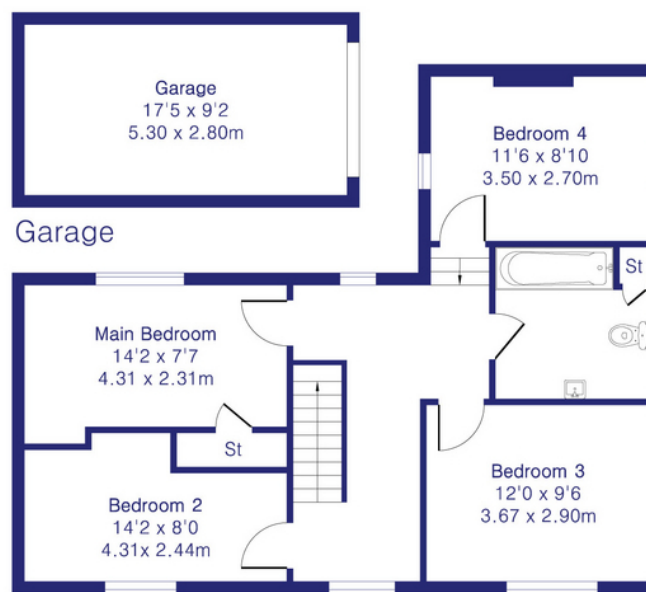
Ground Floor Area 717 sq ft – 67 sq m

First Floor Area 667 sq ft – 62 sq m

Garage Area 160 sq ft – 15 sq m



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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