



2a Hardwick Road, Hethe, OX27 8EY

Guide Price £600,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A four large double bedroom semi detached family house, ideally located in this attractive village. It has a large garden (approx 100ft) with gravelled seating area and wildlife pond as well as a patio, lawn, vegetable area and greenhouse. The property has been extended into a spacious home with a hall, a cloakroom and sitting room with a wood burning stove that in turn leads into the kitchen/dining room and a family room leading out to the rear garden. Upstairs there are four large double bedrooms, with a bathroom, en-suite with shower cubicle to one bedroom and an ensuite/cloakroom to the principal bedroom. Outside there is a gravelled drive with parking for three cars and access to the single garage at the front. The neighbours also share the access to their own driveway.

MATERIAL INFORMATION

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, up to Ultrafast broadband is available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor coverage for EE & Vodafone, variable outdoor for EE and poor to none outdoor for Three (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 are available upon request. We have noted the presence Artex and floor tiles etc. but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Local Authority: Cherwell District Council - D. EPC: D.





Key Features

- Four Large Double Bedrooms
- Sitting Room with Log Burner
- Kitchen/Dining Room
- Family Room
- Utility Cloakroom
- Ensuite Shower Room, Ensuite Cloakroom and Family Bathroom
- Large Garden
- Single Garage, Parking for Three Cars with shared driveway access.
- Oil Fired Central Heating to Radiators.

The Location

Hethe is in a beautiful rural setting and has a lovely village community. There is a Farm shop, transport to local primary and secondary schools, easy access to the M40 (approx) 4 miles, A43 (approx) 4 and Brackley (approx) 6 miles. Bicester (approx) 4 miles provides for all your everyday needs including; a wealth of shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities. Bicester has good transport links with trains to Birmingham, London Marylebone and Oxford.

**Approximate Gross Internal Area 1704 sq ft - 158 sq m
(Excluding Garage)**

Ground Floor Area 852 sq ft – 79 sq m

First Floor Area 852 sq ft – 79 sq m

Garage Area 148 sq ft – 14 sq m



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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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