



Simpson Drive, Heyford Park, OX25 5BB

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The property, being only five years old with only one owner, is immaculately presented and maintained throughout with an airy open plan living kitchen and dining room on the ground floor and a lavish principal bedroom suite on the second floor, including both a dressing room and ensuite located close to the shops, amenities and green.

Off the hall as you enter are a study and cloakroom on your right and the super, bright and airy open plan 'L' shaped dining sitting and kitchen running the width and length of the house on your left. The kitchen has an island, bi fold doors with smart electric Skylights, air conditioning and integrated appliances. On the first floor is a guest bedroom with ensuite, two further bedrooms and a bathroom and the second floor has the principal bedroom suite with air conditioning, en suite and dressing room. The low maintenance front garden is enclosed by railings and flanked by parking for two cars leading to the single garage. The rear garden has a large patio, lawn and fruit trees. Five years remaining NHBC warranty. EPC Rating: B

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – According to Ofcom there is likely mobile voice and coverage indoors for EE, with none for Three, O2 & Vodafone and likely mobile voice coverage outdoors for EE, Three, O2 & Vodafone with likely data coverage outdoors for EE, O2 & Vodafone with limited 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.





Key Features

- Four Bedrooms
- Principal 2nd Floor Bedroom Suite
- Bright and Airy Open Plan Sitting Dining and Kitchen
- Air Conditioning
- Larger than average Garden
- LVF Flooring
- Electric Skylights in Kitchen
- Gas Central Heating to Radiators
- Maintenance Charge £265 pa (£66.25/qtr)
- Single Garage and Parking for Two Cars. EV Charger



The Location

Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities. Local Shops 0.2m, Bicester Market Square 6.0m, Bicester Village 5.4m, London 67.3m, Lower Heyford Station (London Marylebone approx. 1hr 44 mins, Oxford from approx. 13 mins) 2.6m, Bicester North Station (London Marylebone from approx. 50 mins) 6.1m, Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 6.1m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.9m. All times and distances are approximate.



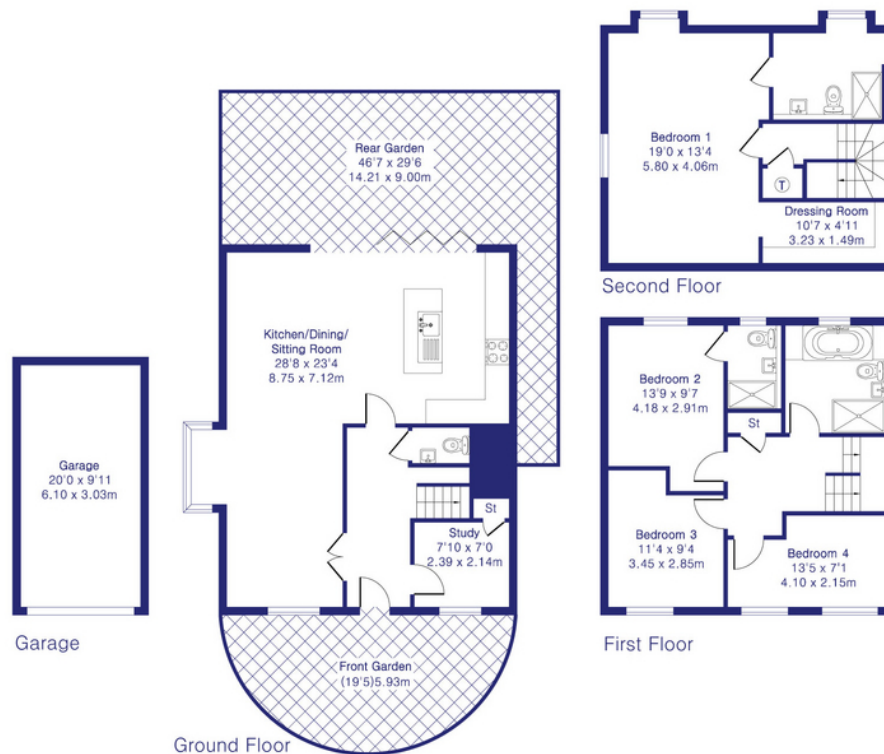
**Approximate Gross Internal Area 1700 sq ft - 158 sq m
(Excluding Garage)**

Ground Floor Area 703 sq ft – 65 sq m

First Floor Area 544 sq ft – 51 sq m

Second Floor Area 453 sq ft – 42 sq m

Garage Area 199 sq ft – 18 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.

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