



11 Bluebell Close, Bicester, OX26 3WJ

Guide Price £625,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An excellent detached house offering four generous bedrooms, in an enviable end of close position. No onward chain. This substantial and well designed property provides super family accommodation. On the ground floor there is a spacious entrance hall with cloakroom off, a large sitting room, a well proportioned conservatory with underfloor heating enabling year round use, a family/dining room and a good sized kitchen breakfast room and a utility. The first floor offers four proper bedrooms, all of which have large fitted wardrobes, the master bedroom being ensuite and the family bathroom. Outside to the front there is a double garage, car port and space to park at least three further cars. To the rear there is a well proportioned west facing garden.

### MATERIAL INFORMATION

A detached four bedroom house of traditional construction, built approximately 25 years ago. Mains; electricity, gas, water and drainage are connected. Heating - gas fired boiler to radiators. Broadband - Ofcom states - all broadband speeds including ultrafast are available. EE is good outdoors and in home. Three is good outdoor variable in home. Vodafone and 02 are good outdoor. Properties built pre-2000 may contain asbestos in certain materials used in their construction or 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 - E. EPC - C.







## Key Features

- Excellent four bedroom detached house
- No onward chain
- Super end of close location
- Generous living room
- Large conservatory
- Four well proportioned bedrooms with master ensuite
- Double garage
- West facing rear garden
- Bure Park location
- See our website for up-to-date material information.

## The Location

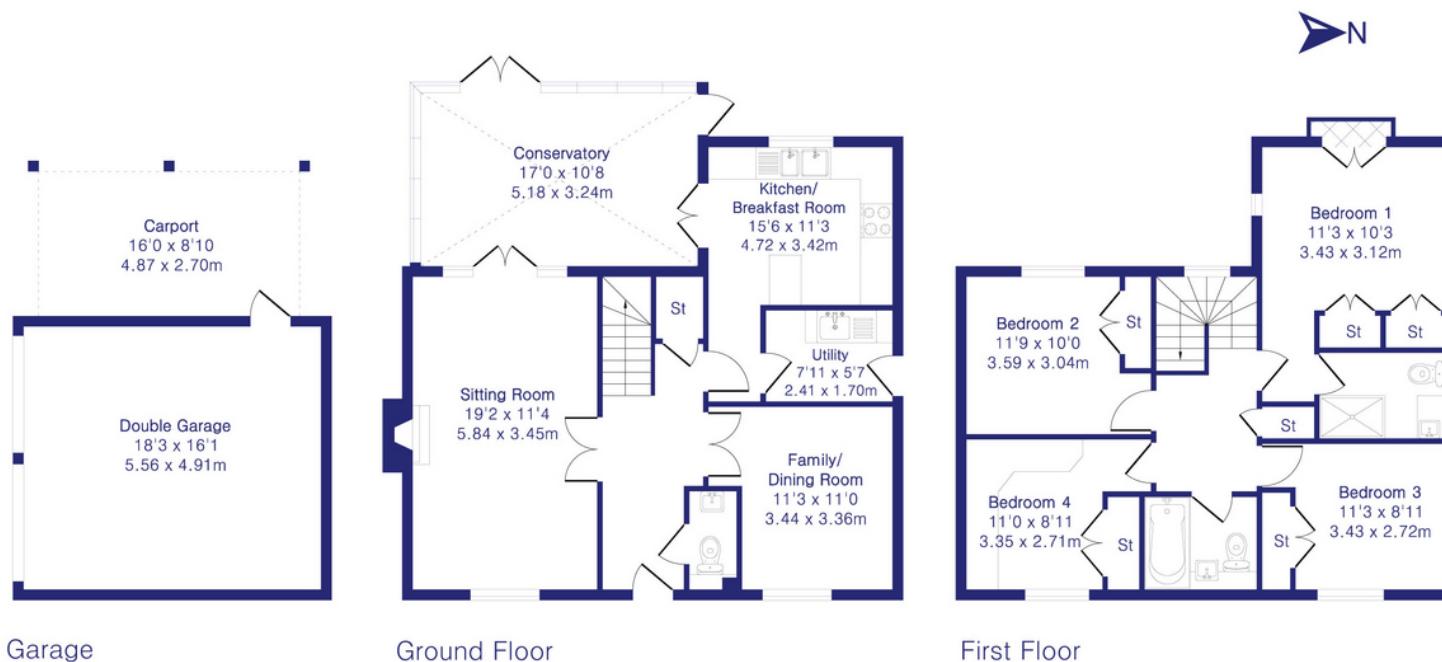
Set in an enviable end of close position and also easily accessible to Bicester North Station. The property is located in the highly popular Bure Park area where there are local facilities including; primary school, parade of shops and a public house. Bicester is a thriving, historic market town with 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 1505 sq ft - 140 sq m  
(Excluding Garage)**

Ground Floor Area 851 sq ft – 79 sq m

First Floor Area 654 sq ft – 61 sq m

Garage Area 294 sq ft – 27 sq m



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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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