



6 Hunt Close, Bicester, OX26 6HX

Guide Price £650,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented and updated four bedroom detached house with attractive gardens located in a desirable quiet close. The property looks out over a green open space a 'stones throw' from the shops, bars, restaurants, rail and bus stations and amenities. Off the hall are a cloakroom, study or family room, bright and airy dual aspect sitting room with patio doors to the garden and the super open plan kitchen dining and family room which is also bright and airy and dual aspect with patio doors to both the covered patio and the rear garden. Upstairs the principal bedroom has an ensuite and there are two further double and a single bedroom along with a shower room. The gardens are laid to lawn with attractive mature flower and shrub beds, three parking spaces and a double garage and there is a very handy covered patio to the side. 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](http://checker.ofcom.org.uk)). Mobile – according to Ofcom there is good coverage outdoor and in home for 02, Three & Vodafone and good outdoor with variable in home coverage for EE ([checker.ofcom.org.uk](http://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 Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. 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. EPC: C.





## Key Features

- Four bedrooms
- Sitting Room
- Kitchen Dining Family Room
- Study
- Cloakroom, Shower Room and Bathroom
- Double Garage and Three Parking Spaces
- Secluded Rear Garden
- Gas Central Heating to Radiators
- Quiet Close
- Town Centre

## 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.

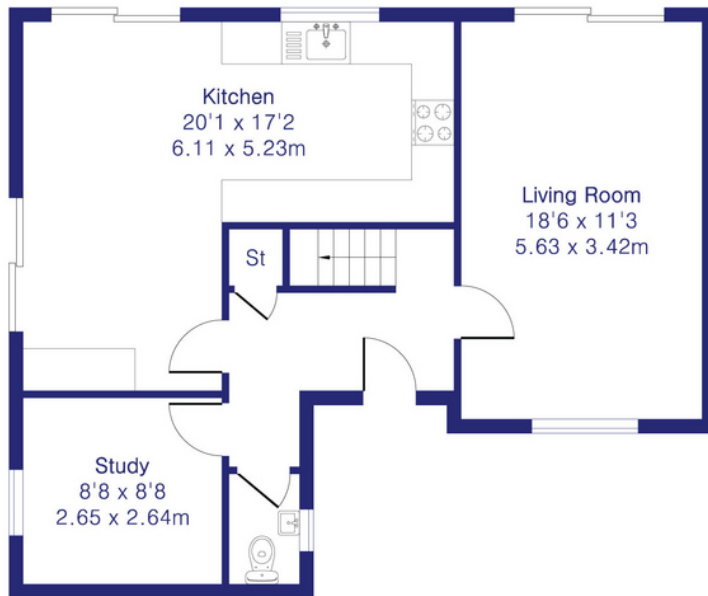
Local Shops 400ft, Bicester Market Square 0.2m, Bicester Village 0.6m, Bicester North Station (London Marylebone from approx. 50 mins) 0.6m, Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 0.6m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 350ft. All times and distances are approximate.



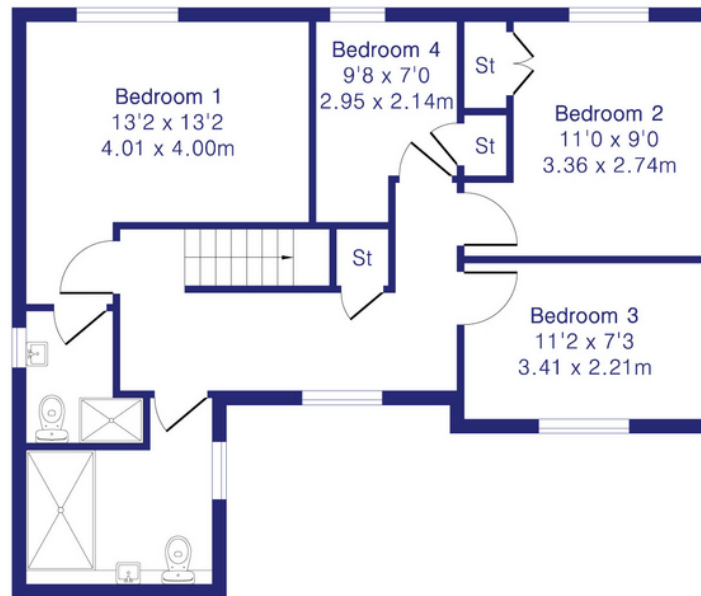
## Approximate Gross Internal Area 1307 sq ft - 121 sq m

Ground Floor Area 672 sq ft – 62 sq m

First Floor Area 635 sq ft – 59 sq m



Ground Floor



First Floor

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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