



5 Clover Mead, Bicester, OX26 3ZD

Guide Price £530,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An exceptional four bedroom detached house, discretely located in the highly desirable Bure Park area. This spacious detached property benefits from updates to the kitchen and bathroom as well as a first rate design. There is an entrance hall with cloakroom off, a well proportioned living room with bay window to front and a separate dining room. The kitchen has been refitted and benefits from a good range of wall and base units. Additionally on the ground floor there is a utility room and an integral garage. All four bedrooms are well proportioned with the master bedroom having an ensuite. There is a traditional front garden with side-by-side driveway parking and a well proportioned south facing rear garden. Viewing highly recommended.

MATERIAL INFORMATION

A detached four bedroom house with traditional constructions built approximately 25 years ago. Mains; electricity, water, drainage and gas are connected. Heating gas fired boiler to radiators. Broadband - Ofcom states - all broadband speeds up to and including Ultrafast are available. Mobile phone availability - Ofcom states and suggests EE and 02 are likely to have good outdoor coverage, variable in home. Three and Vodafone are likely to have good outdoor coverage.

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

- An exceptional four bedroom detached house
- Discreetly located
- Benefitting from updates to kitchen and bathroom
- Two reception rooms and utility room
- Ensuite to master bedroom
- Side-by-side driveway parking and garage
- South facing rear garden
- Situated in popular Bure Park area
- See our website for up-to-date material information.

The Location

Pleasantly and discretely located towards the end of a small cul-de-sac, in the highly popular Bure Park area. Bure Park has good amenities including; nursery and primary schools, a 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.

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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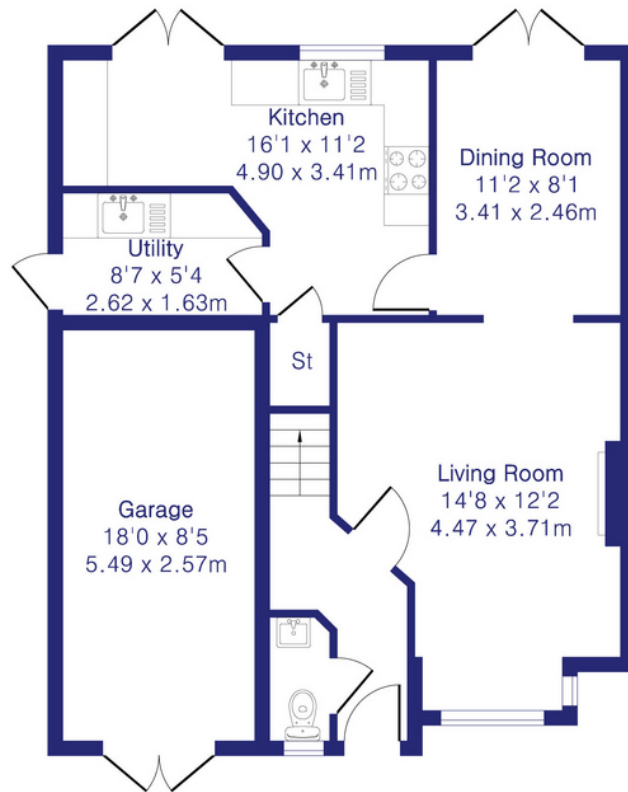
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Approximate Gross Internal Area 1189 sq ft - 111 sq m (Excluding Garage)

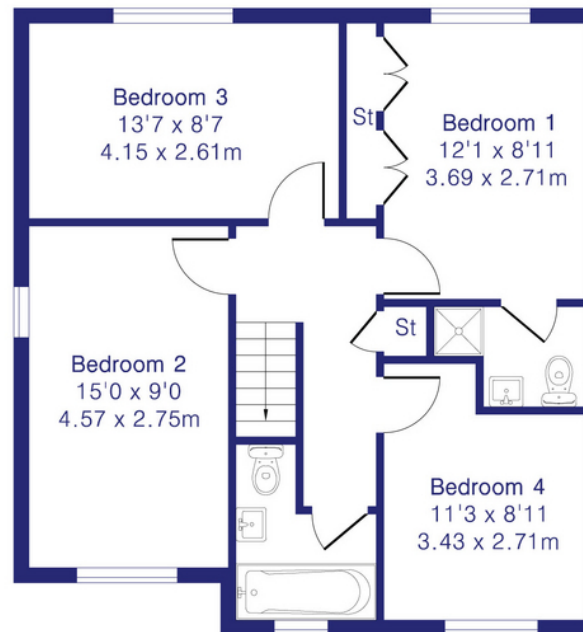
Ground Floor Area 557 sq ft – 52 sq m

First Floor Area 632 sq ft – 59 sq m

Garage Area 152 sq ft – 14 sq m



Ground Floor



First Floor