



22 Dunnock Close, Bicester, OX26 6WZ

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A substantially extended, beautifully updated and most attractively presented four bedroom detached house. Located in the highly popular New Langford area. This stylish contemporary family home offers; light, spacious and largely open plan accommodation on the ground floor with four good bedrooms upstairs. Features an entrance hall, a beautifully refitted kitchen area, a vaulted extended family room and a large separate dining area. Additionally on the ground floor there is a cloakroom and study. On the first floor there are four proper bedrooms, two of which are ensuite and a stylish family bathroom. Outside; driveway parking, oversized tandem garage and a pretty well enclosed garden. Viewing highly recommended.

MATERIAL INFORMATION

A traditionally constructed detached house originally built in the year 2000. Mains; drainage, water, gas and electricity are connected. Broadband - Ofcom states that all broadband speeds including Ultrafast are available. Mobile phone coverage - Ofcom data suggests that 02 and Vodafone are good outdoor and variable in home. EE and Three are good outdoor. 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

- A beautifully updated detached house
- Attractive presentation
- Super open plan accommodation
- Stylishly refitted kitchen
- Super vaulted sitting room area
- Four proper bedrooms
- Oversized garage and parking
- New Langford location, convenient to Bicester Village Station
- Viewing highly recommended
- See our website for up-to-date material information.

The Location

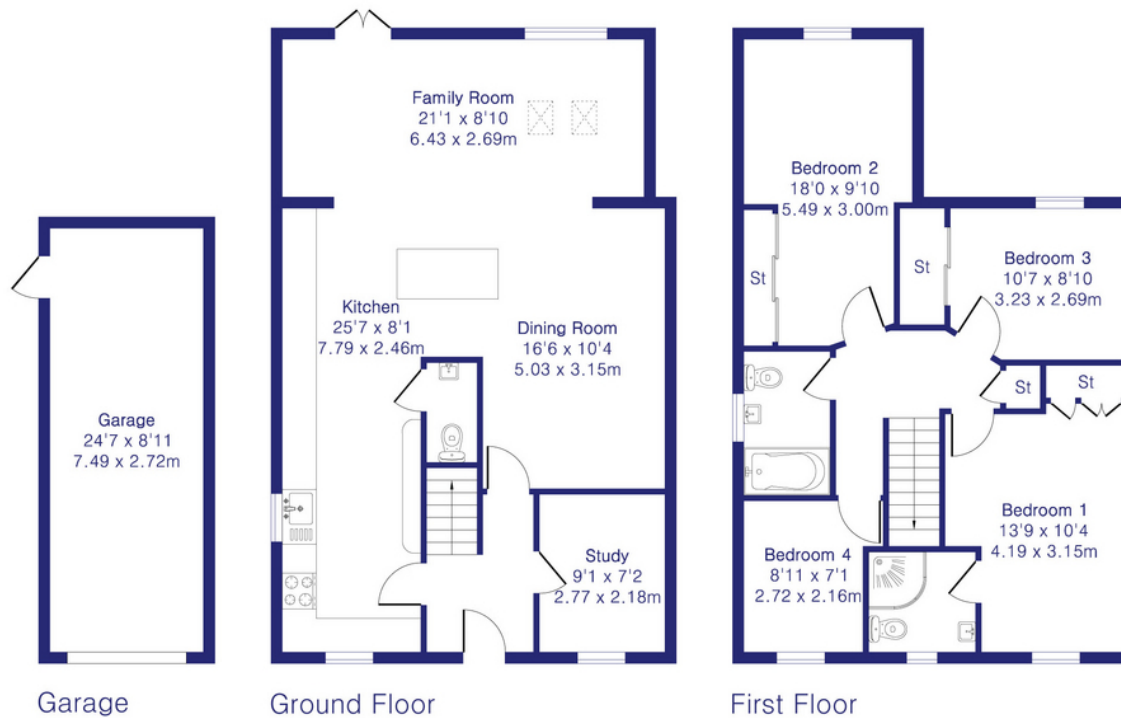
Enjoying an excellent situation towards the end of a small close within the highly desirable new Langford Area. the property is well positioned with access to Bicester Village Station, Bicester Village and Bicester Town Centre. Bicester is a thriving, historic market town with exceptional road and rail 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 1457 sq ft - 136 sq m
(Excluding Garage)**

Ground Floor Area 784 sq ft – 73 sq m

First Floor Area 673 sq ft – 63 sq m

Garage Area 221 sq ft – 21 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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