



10 Violet Close, Ambrosden, OX25 2DJ

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A particularly spacious and beautifully designed three bedroom detached house. This super property is most attractively presented having a lovely contemporary feel. There is a generous entrance hall, with cloakroom off, a large dual aspect living room with double doors to the rear garden and a particularly good L shaped kitchen/dining room with an excellent range of fitted/integrated appliances. All three bedrooms are well proportioned, both the main bathroom and ensuite are clean cut and stylish. Driveway parking with electric charging point, garage, well enclosed and attractive rear garden. Viewing highly recommended.

MATERIAL INFORMATION

A traditionally constructed three bedroom detached house, completed in 2019. Mains gas, electricity, water and drainage are connected. Heating gas fired boiler to radiators. Broadband - Ofcom states - all broadband speeds including Ultrafast are available. Mobile phone coverage - Ofcom data suggests - EE is good outdoors, variable in home. All other providers are good outdoor. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. We are informed that communal areas are looked after by a Management Company, the last annual charge being £239.12 per annum.

Gov.uk - indicates that there is a risk of over 3.3% per annum of surface water flooding to the land around the building. Sellers comment that they obtained insurance on normal terms and no such event has occurred whilst they have lived at the property.

Local Authority - Cherwell District Council - E. EPC - B





Key Features

- A particularly spacious and beautifully presented three bedroom detached house
- Excellent design
- Super location in small close
- Generous dual aspect sitting room
- Large kitchen/diner with good range of appliances
- Ensuite to master bedroom
- Two further proper bedrooms
- Garage and driveway parking
- Situated in a village with amenities
- Easily accessible to Bicester and Railway Stations

The Location

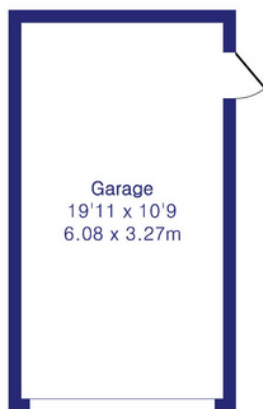
Pleasantly positioned in an attractive small close of properties. Ambrosden is a desirable and popular village with a good range of amenities including; a primary school, shops (one with post office) and a public house. The nearby market town of Bicester (2.5 miles) provides for all everyday needs. Bicester 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 1008 sq ft - 94 sq m
(Excluding Garage)**

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 504 sq ft – 47 sq m

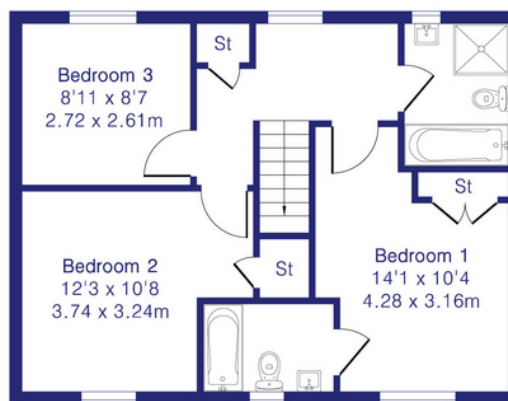
Garage Area 209 sq ft – 19 sq m



Garage



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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