



9 Miller Close, Heyford Park, OX25 5AQ

Guide Price £680,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An exceptional five bedroom detached, contemporary house in truly turn key condition. Super Heyford Park location. No onward chain. This wonderfully well designed house offers approaching 2,000 sq ft of accommodation. There is a spacious entrance hall with cloakroom/utility room off. A large sitting room with bi-fold doors to the rear garden and an equally good kitchen with a great range of fitted appliances, again with bi-fold doors to the rear garden. Additionally on the ground floor, there is a family room, study and storage. All five bedrooms are well proportioned two are ensuite and there is a smart family bathroom with separate shower. The property is complimented by driveway parking, a double length tandem garage and a sizeable back garden.

### MATERIAL INFORMATION

A traditionally constructed five bedroom detached house built in 2017. Mains water, electricity, drainage, gas. Heating gas fired central heating to radiators. Broadband - Ofcom states all broadband speeds including Ultrafast are available. Predicted phone availability - according to Ofcom (feedback from users) - good outdoor and in home. 02 good outdoor, Three and Vodafone variable outdoor. Gov.uk - states that the risk of flooding is very low.

The property is located in a conservation area. There is a planning proposal that Heyford Park will ultimately be developed into a new town. Management charge is approximately £275.00 per annum.

Local Authority: Cherwell District Council - G. EPC - B.





## Key Features

- An exceptional five bedroom detached house
- Turn key condition
- No onward chain
- Situated in a small and pleasant close
- Approaching 2,000 sq ft of accommodation
- Excellent kitchen/dining room
- Spacious living room with bi-fold doors to rear garden
- Two ensembles and smart family bathroom
- Double (tandem) garage
- Located in popular Heyford Park area with excellent amenities

## The Location

Enjoying an excellent position within a small close having an open outlook to the front. Within the highly popular Heyford Park development. Heyford Park is a vibrant and thriving new community with schools for all ages, a range of shops, a hotel, a public house and many open public spaces. Junction 10 of the M40 is easily accessible as is Bicester, with its mainline railway station providing services to London Marylebone, Oxford, Birmingham and now on the new east-west rail link.

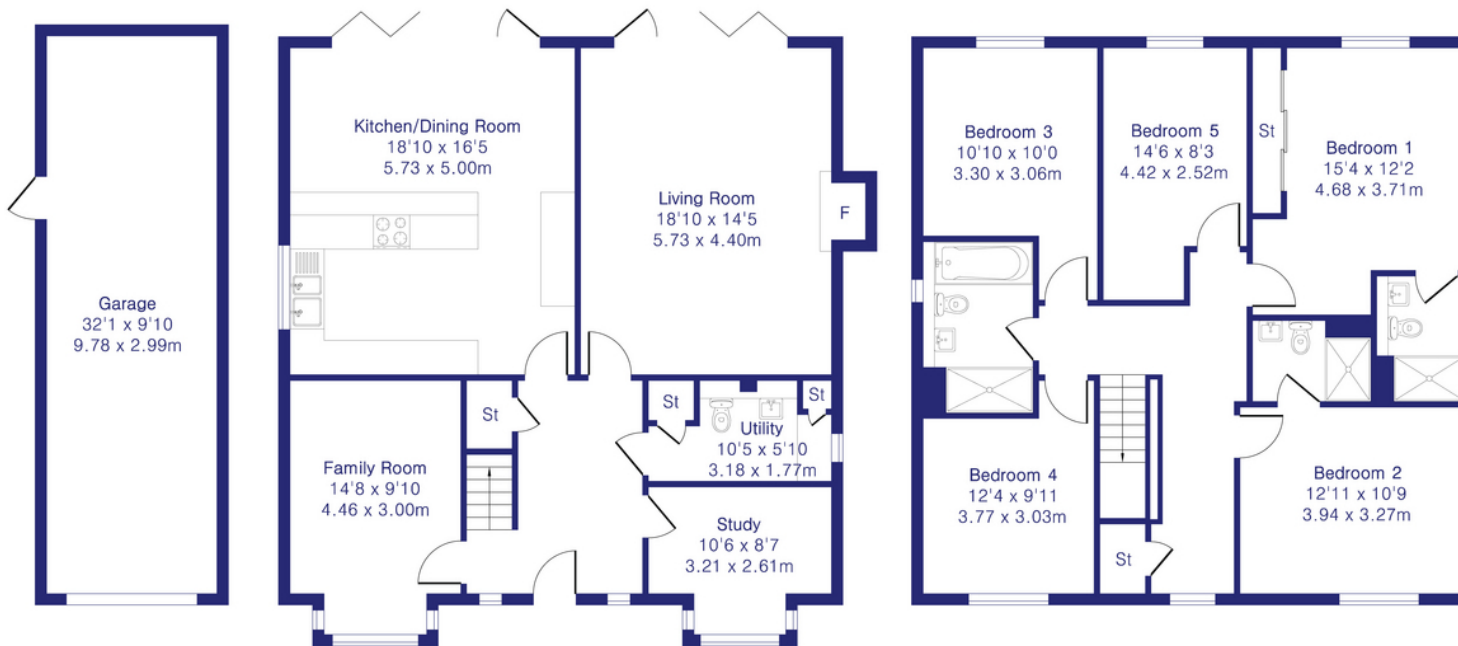


**Approximate Gross Internal Area 1990 sq ft - 185 sq m  
(Excluding Garage)**

Ground Floor Area 1011 sq ft – 94 sq m

First Floor Area 979 sq ft – 91 sq m

Garage Area 315 sq ft – 29 sq m



Garage

Ground Floor

First Floor

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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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