



6 Pipits Croft, Bicester, OX26 6XW

Guide Price £725,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An outstanding detached David Wilson built home, with a south west facing garden in one of Bicester's most desirable locations. No onward chain. This attractively presented and thoughtfully updated house is exceptionally well designed. There is a large entrance hall, spacious living room with bay window to front and double doors to the dining room, which in turn has doors to the south west facing rear garden. There is a study, ground floor cloakroom and a well designed kitchen/breakfast room with utility off. There is also an integral double garage which may be accessed from the utility room. All four bedrooms are comfortable doubles with the master bedroom having a beautifully refitted ensuite. The family bathroom has also been beautifully upgraded. To the front there is ample parking with the driveway giving access to the double garage whilst to the rear there is an unusually private and south west facing garden.

MATERIAL INFORMATION

A detached house traditionally constructed around 30 years ago. Mains; electricity, gas, drainage and water are connected. There is also a rainwater harvesting system. Heating gas fired boiler to radiators. Broadband - Ofcom states - all broadband speeds up to and including Ultrafast are likely to be available. Predicted mobile phone coverage according to Ofcom - EE and Vodafone, good outdoor and in home. Three and 02 good outdoor and variable in home. 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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. Restrictive covenants are in place -





Key Features

- A substantial David Wilson built four bed detached house
- No onward chain
- Situated in the highly desirable close
- Three lovely reception rooms
- Well designed kitchen with utility off
- Four genuine double bedrooms
- Refitted bathroom and ensuite
- Ideally located in Langford Village with good local amenities
- Private south-west facing rear garden
- See our website for up-to-date material information.

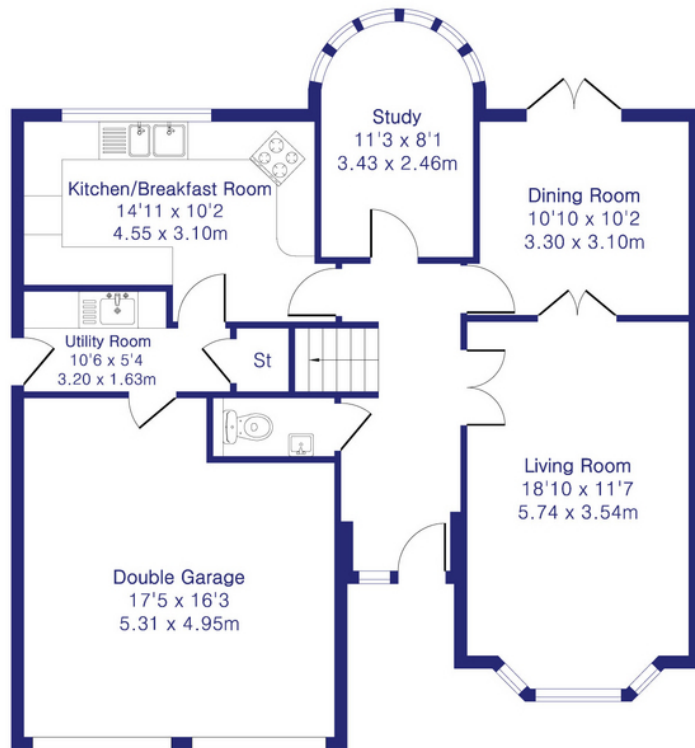
The Location

Ideally located on the south side of what is generally regarded as one of Bicester's best roads. Amongst other similar properties. Langford Village is a highly desirable area with a well regarded primary school, a thriving 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.

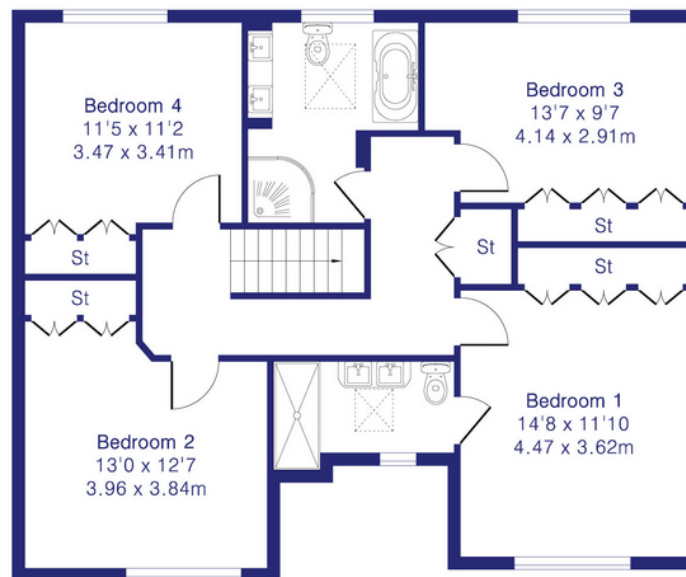
**Approximate Gross Internal Area 1923 sq ft - 179 sq m
(Including Garage)**

Ground Floor Area 1034 sq ft – 96 sq m

First Floor Area 889 sq ft – 83 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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