



6 Poppy Close, Ambrosden, OX25 2AJ

Guide Price £625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious and well presented four double bedroom detached house with a detached double garage. Ideally located off a private drive overlooking a play area close to the school and village shops.

From the hall there is; a study, a cloakroom and a bright sitting room with double door to the family room, which is open plan to the kitchen/dining room and has French doors out to the garden. The kitchen is fitted with modern wall and base units including a peninsular with additional drawers and shelves and utility room. Upstairs the indulgent principal bedroom suite includes a dressing room and ensuite, there is a further double guest bedroom with fitted wardrobes and a further ensuite, two more double bedrooms and a family bathroom. There is a lawn and shrubs at the front with the detached double garage with two parking spaces. The rear garden is walled to three sides with a lawn and patio.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good coverage in home and outdoor for EE, good outdoor coverage for Three & Vodafone and variable coverage outdoor for O2 (checker.ofcom.org.uk). The government portal generally highlights this as a medium or high flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. Local Authority: Cherwell District Council - F. EPC - B.





Key Features

- Four Double Bedrooms
- Sitting room
- Super Open Plan Kitchen Family Dining Room
- Study
- Principal Bedroom with Dressing Room and En Suite
- Guest Bedroom with En Suite
- Double Garage and Two Parking Spaces
- Enclosed Garden
- Quiet Position
- Management Charge £522.59 for 2025

The Location

Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities.

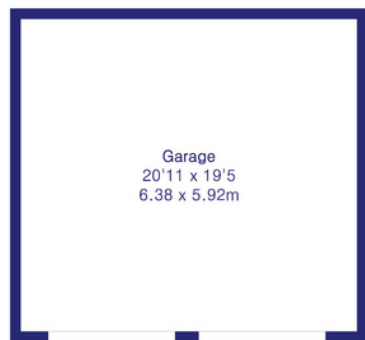


**Approximate Gross Internal Area 1624 sq ft - 151 sq m
(Excluding Garage)**

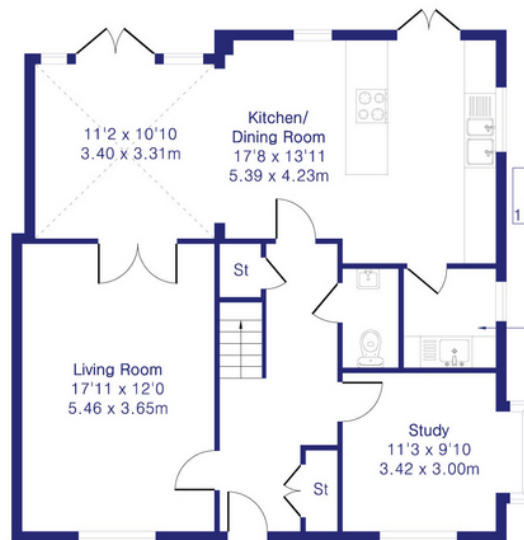
Ground Floor Area 882 sq ft – 82 sq m

First Floor Area 742 sq ft – 69 sq m

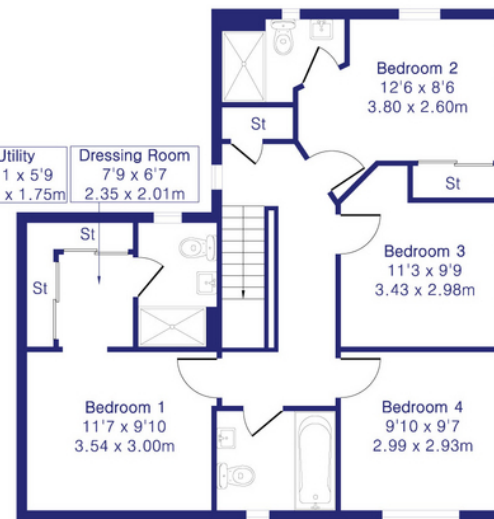
Garage Area 407 sq ft – 38 sq m



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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