



The Snug, Park Farm Merton Road, Ambrosden, OX25 2LX
Guide Price £625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful and beautifully planned single storey barn conversion, offering up to four bedrooms with three bathrooms, in a lovely secluded setting. This well planned and thoughtfully updated property, offers spacious and attractive accommodation with character and interest throughout. Many of the rooms are vaulted, exposed beams and brickwork have been used for good effect. The principle living room is light and bright being dual aspect and there is a gas fired effect stove. The kitchen has been stylishly refitted with a central island breakfast bar, fitted appliances and high quality flooring. The dining room/bedroom four, also has a vaulted ceiling. All three bedrooms offer interesting character with two being ensuite, while the third has the lovely mezzanine currently used as a work from home space. Outside there are two areas of garden, the main garden enjoying a southerly aspect, in the second area of the garden is a storage shed. Parking in adjacent courtyard.

MATERIAL INFORMATION

A semi detached barn conversion, completed in 2005. Mains; electricity, gas, water and drainage are connected. Heating gas fired to radiators. Broadband - Ofcom states - all broadband speeds up to and including Ultrafast are available. Predicted mobile phone coverage - according to Ofcom likely coverage is good indoor and in home for both EE and Three. Vodafone is likely to be good indoor and 02 is likely to be variable 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. tbc





Key Features

- Delightful single storey Barn conversion
- Offering up to four bedrooms
- Interesting character throughout
- Lovely secluded location
- Dual aspect living room with gas fired effect stove
- Principal garden enjoying southerly aspect
- Three bathrooms
- Village with amenities.
- See our website for up-to-date material information.

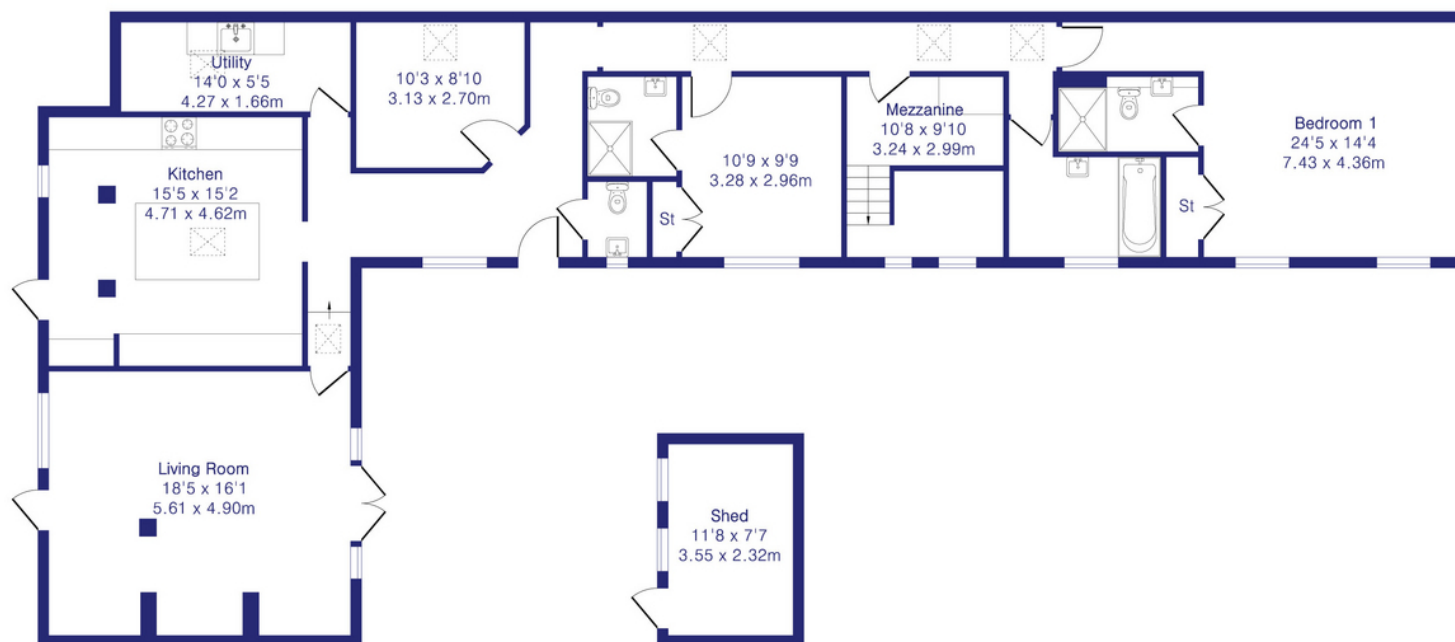
The Location

Enjoying a super secluded position at the end of a driveway and amongst other period properties. Ambrosden is unusual in having good local amenities including; a primary school and a public house. The nearby market town of Bicester provides for all everyday needs as well as being home to the world renowned Bicester Village shopping outlet. Bicester has two mainline stations which between them provides services to Oxford, Birmingham, London Marylebone and on the new east-west line. Oxford can be reached by going on through the village to Islip and the A41 gives easy access to motorway network via Junction 9 of the M40.



**Approximate Gross Internal Area 1630 sq ft - 151 sq m
(Excluding Outbuilding)**

Outbuilding Area 89 sq ft – 8 sq m



Ground Floor

Outbuilding

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