



7 Garth Court, Bicester, OX26 6ER

Guide Price £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A striking natural stone modern cottage, wonderfully located in a secluded position near to Garth Park, the town centre and Bicester Village Station. This beautifully presented property has quality and high design standards throughout. An entrance hall gives access to all ground floor rooms, including a large sitting/dining room with double doors and a window overlooking the private rear garden. The refitted kitchen is most attractively fitted with a range of built in appliances, ample working surfaces and plentiful storage. Additionally on the ground floor there is a cloakroom with full height storage cupboard. The master bedroom has a stylishly refitted ensuite, there are two further bedrooms and a charming bathroom. There is a private garden to the rear backing on to Garth Park with a lovely natural stone wall. An allocated parking space and the use of well manicured communal grounds. Viewing highly recommended.

### MATERIAL INFORMATION

A traditionally constructed centre terrace house, built approximately 20 years ago. Mains; water, drainage, electricity, gas are connected. Heating; gas fired boiler to radiators with underfloor heating to ensuite. Broadband - Ofcom states that it is likely that standard and superfast broadband are available in this area. Mobile phone coverage - Ofcom states that the likely availability is likely to be good outdoor and in home for all providers. There is a management company for the communal areas with the most recent annual charge being £870.82 per annum. The property is located in a conservation area and some nearby trees are subject to Tree Preservation Orders.

Local Authority: Cherwell District Council - D. EPC - C







## Key Features

- Striking natural stone three bed modern cottage
- Wonderfully located in a secluded central position
- High quality throughout
- Beautifully presented
- Super large living room
- Excellent refitted kitchen
- Lovely bathroom, ensuite and cloakroom
- Set in a small gated close
- Convenient to both town centre and stations
- NB: On the website there are photos showing communal areas, in addition to those showing the property.

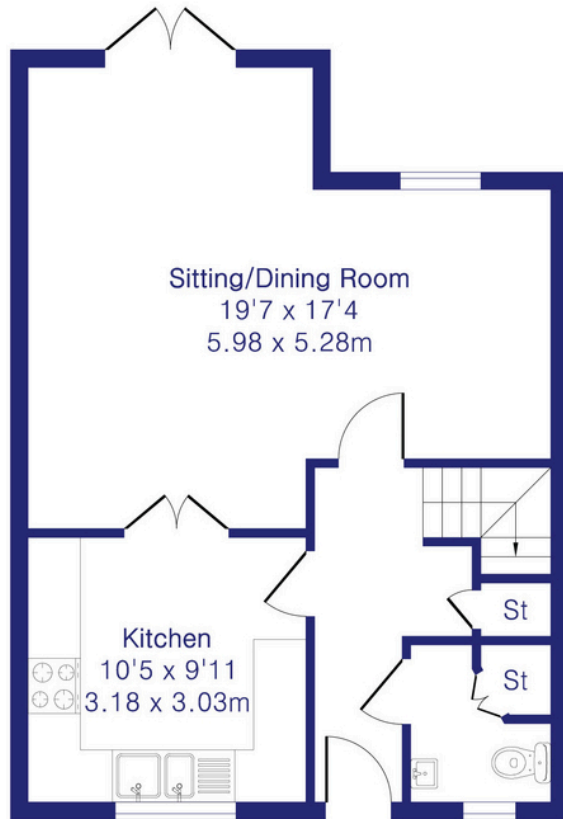
## The Location

Enjoying a wonderful secluded and quiet position in a gated small development. The property is centrally located, backing on to Garth Park, within minutes walk of both the town centre and Bicester Village Station. 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.

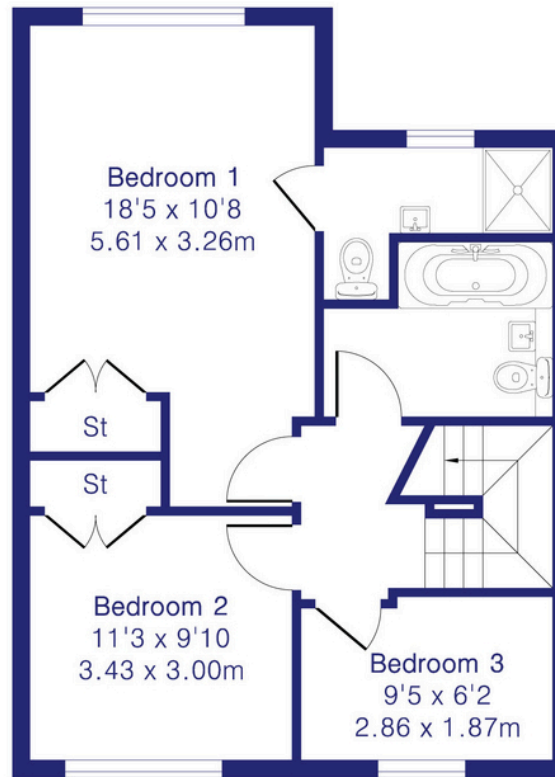
## Approximate Gross Internal Area 1000 sq ft - 92 sq m

Ground Floor Area 500 sq ft – 46 sq m

First Floor Area 500 sq ft – 46 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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