



Turnstone Green, Bicester, OX26 6TT

Guide Price £750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

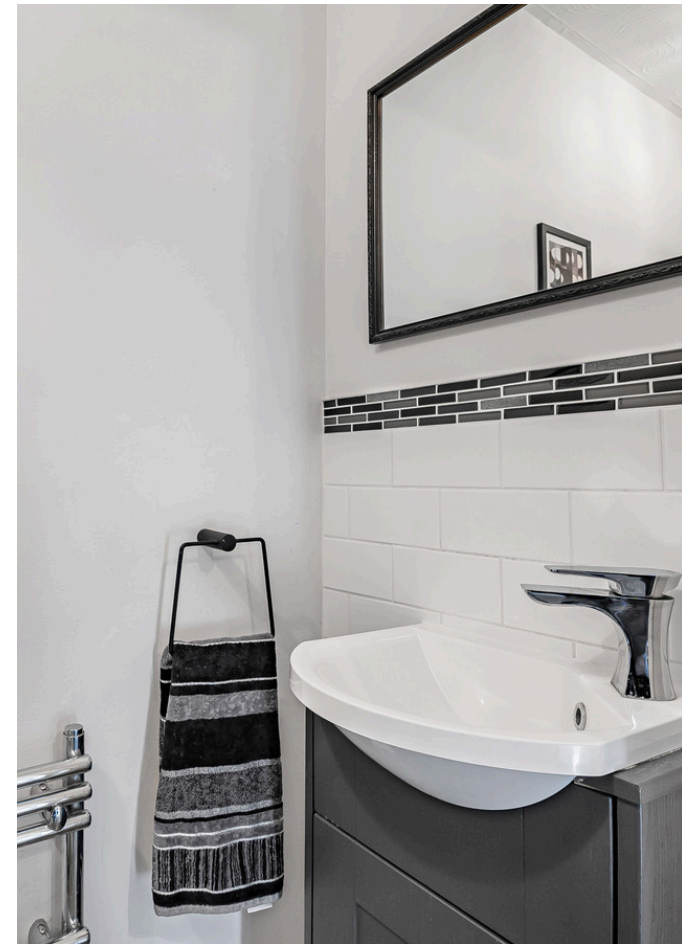
A wonderfully spacious four bedroom detached house, improved throughout, in one of Bicester's most desirable locations. Renovated throughout with refitted kitchen, bathroom and ensuite, together with renewed windows, external doors, guttering and fascias. A large living room with recessed fire, a conservatory/garden room with thermally efficient roof and heat reflective roof lights, a separate dining room and a study (created from part of the garage) with a lovely built-in bookcase. A beautifully refitted kitchen with integrated appliances including; dishwasher, fridge/freezer, washing/dryer, slide and hide oven and microwave/combi-oven. Additionally on the ground floor there is a spacious entrance hall, cloakroom and a utility. All four bedrooms are well proportioned - the master bedroom being exceptionally spacious - with both the bathroom and ensuite having been refitted. To the front the property has ample parking, to the rear there is a lovely south/south west facing garden with a good degree of privacy.





Key Features

- Wonderfully spacious, David Wilson built, four bedroom detached house
- Situated in one of Bicester's best roads
- Renovated and improved throughout
- Reconfigured to provide study
- Super refitted kitchen with integrated appliances
- Excellent garden room
- Four proper bedrooms
- Refitted bathroom and ensuite
- Large garage and ample driveway parking
- Southwest facing rear garden





The Location

Enjoying a first-class situation, on the southside of what is generally regarded as one of Bicester's best roads. Langford Village is a mature and popular development with a well regarded primary school, a parade of shops and a public house. It is easily accessible from Bicester Village station in particular. 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.

MATERIAL INFORMATION

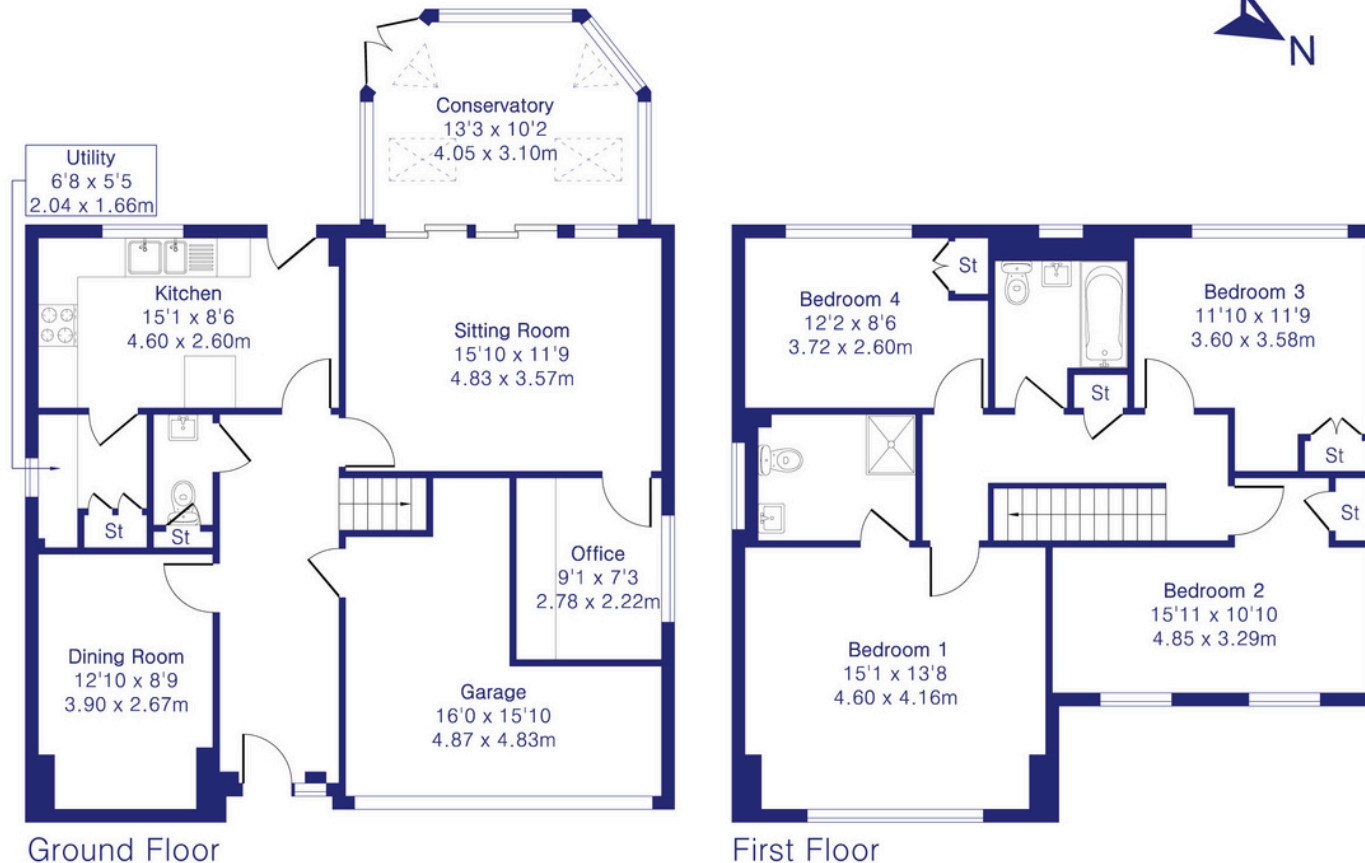
Traditionally constructed house, built around 30 years ago. Mains; electricity, gas, drainage and water are connected. Heating; gas fired boiler to radiators. Broadband - Ofcom states all broadband speeds including Ultrafast are likely to be available. Mobile phone coverage - Ofcom states predicted likely availability is good indoor and out for Vodafone and EE. Variable indoor and good out, for both 02 and Three. 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. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority: Cherwell District Council - F. EPC - C.



Approximate Gross Internal Area 1812 sq ft - 169 sq m (Including Garage)

Ground Floor Area 1010 sq ft – 94 sq m

First Floor Area 802 sq ft – 75 sq m



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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