



4 Willow Brook Ploughley Road, Lower Arncott, OX25 1AD  
Guide Price £470,000

THOMAS  
MERRIFIELD  
SALES LETTINGS

## The Property

A beautifully presented and stylishly extended four bedroom end of terrace house, in a village setting. This excellent family home provides spacious and well thought out accommodation. On the ground floor there is an entrance hall with utility room and cloakroom off, a super sitting room which opens on to the dining room extension having bi-folding doors to a private south westerly facing garden. The kitchen is well proportioned with a good range of wall and base units and enough room for a breakfast table. The upper floors provide four proper bedrooms, two of which are ensuite and a family bathroom. There is a driveway, allocated parking and a private garden with a south westerly aspect.

### MATERIAL INFORMATION

An end terrace house traditionally constructed around 18 years ago. Mains; electricity, gas, water and drainage are connected. Gas fired central heating to radiators. Broadband - Ofcom states that standard and super fast broadband are likely to be available. Mobile phone coverage Ofcom states that likely predicted available is good outdoor. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

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





## Key Features

- A substantial four bedroom end of terrace town house
- Stylishly presented and extended on the ground floor
- Particularly large living accommodation with bi-fold doors to rear garden
- Kitchen large enough to take breakfast table
- Four good size bedrooms two of which are ensuite
- Private garden with south-westerly aspect
- Village with amenities
- See our website for up-to-date material information.

## The Location

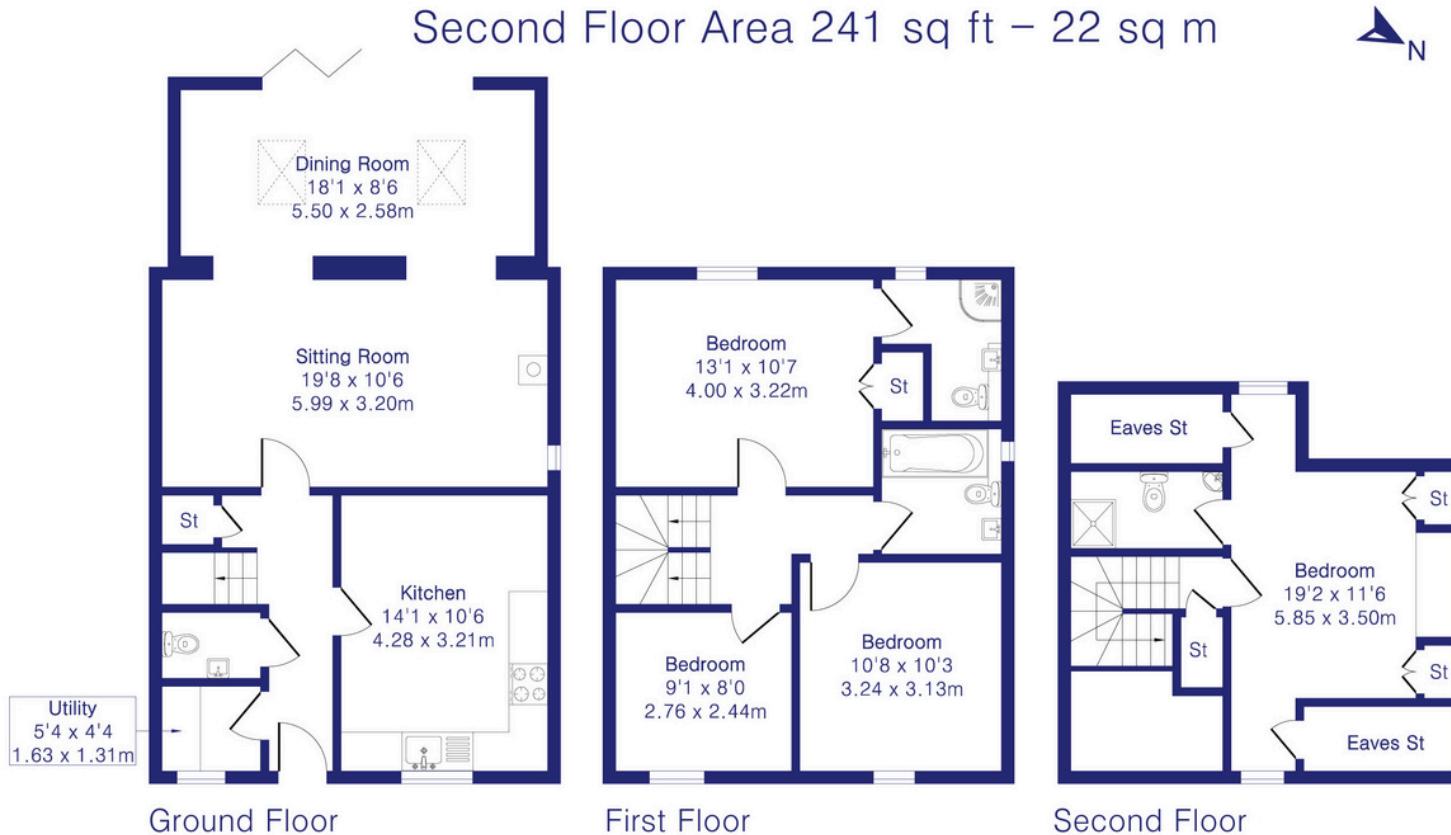
Set in a small close of just five properties with open views to the front. Arncott is a medium sized village, with the benefit of a public house and a convenience store. Nearby villages offer primary schools and the market town of Bicester is only four miles away. Bicester is a thriving, historic market 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.



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**Bicester Office**  
39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253  
E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)