



A substantial five bedroom house with an exceptional kitchen/breakfast room and family room combined plus an excellent master bedroom suite. opposite the church in the pretty village of Marsh Gibbon.

3 Rectory Close
Marsh Gibbon Buckinghamshire OX27 0HT

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A five bedroom detached house with light and airy accommodation opposite the parish church in this desirable village. Remodelled and extended by the current owners, the accommodation comprises; entrance hall, cloakroom, living/dining room, feature kitchen/dining and family room combined with part vaulted ceiling and bi-folding doors opening to the rear garden. The kitchen area has been refitted with high quality units, numerous fitted appliances and boiling water on tap. On the first floor there are five bedrooms, with the master bedroom suite being particularly impressive having a vaulted ceiling, dressing area and ensuite. 3 Rectory Close; has benefitted from an extensive renovation project, has an enclosed rear garden which is unusually private and has a garden office.

SITUATION

Located in the village of Marsh Gibbon which includes a thriving community to include; a primary school, village hall and pretty church, along with two public houses and village shop. The nearby town of Bicester provides for all your everyday needs to include a recently remodelled town centre with new cinema complex, supermarket and additional shops and restaurants as well as the world renowned Bicester Village Retail park. Excellent road and rail connections include the A34 and Junction 9 of the M40 with Bicester North Railway Station providing a service to London Marylebone in approximately 45 minutes.

AGENTS NOTES

Local Authority: Aylesbury Vale District Council; Band F

EPC Rating: D

Viewings Strictly by appointment via Thomas Merrifield Bicester

+44 (0) 1869 253253



DIRECTIONS

Leaving Bicester via the A41 continue for several miles and after passing under the railway bridge, turn left sign posted Marsh Gibbon. Proceed into the village of Marsh Gibbon and continue for several 100 yards, taking one of the last turnings on your left, sign posted Twyford. Take the first turning on your right into Rectory Close where no 3 can be found on the left hand side.



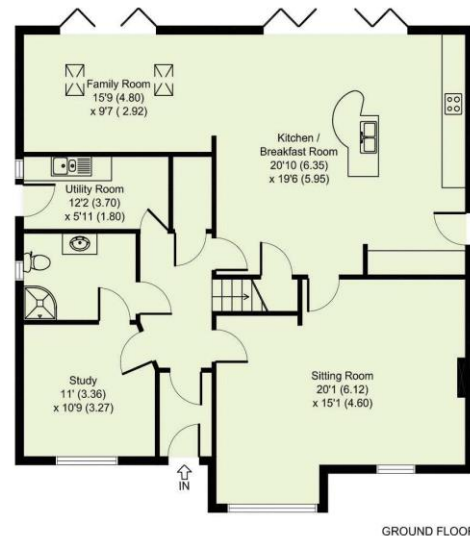


- **Entrance Porch**
- **Cloakroom**
- **Living Room**
- **Study**
- **Utility Room**
- **Kitchen/Breakfast and Family Room Combined**
- **First Floor Landing**
- **Five Bedrooms (master bedroom suite with vaulted ceiling, dressing room and ensuite)**
- **Family Bathroom**
- **Front and Rear Gardens**
- **Garden Studio**
- **Ample Storage Shed**
- **Air Source Heat Pump**

£635,000 Freehold



APPROX. GROSS INTERNAL FLOOR AREA 2250 SQ FT / 209 SQ M



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