



THOMAS  
MERRIFIELD  
FOR SALE  
01869 253253

An extended Sherwood design three bedroom detached house, offering a superb vaulted open plan kitchen/family room and exceptional accommodation throughout.

**1 Jasmine Place**  
Bicester Oxfordshire OX26 3UT



# 1 Jasmine Place

## Bicester Oxfordshire OX26 3UT

An extended Sherwood design three bedroom detached house, offering a superb vaulted open plan kitchen/family room and exceptional accommodation throughout. This spacious family home (approximately 1230 sq ft), provides particularly generous ground floor accommodation and three good bedrooms on the first floor the master of which is ensuite. Other features include; parking, front and rear gardens, three rooms in addition to the kitchen/family room, a utility room and a ground floor cloakroom. Viewing highly recommended.

### SITUATION

Located in a small close on the highly popular Southwold development which has a good range of facilities which has a primary school and a parade of local shops. Bicester is a thriving and historic market town with an excellent range of shopping, recreational and social opportunities. The town has two main railway stations with services direct to London Marylebone in around 45 minutes. Both Junctions 9 and 10 of the M40 are easily accessible.

### AGENTS NOTES

All mains services are connected. Gas fired central heating to radiators.

Local Authority: Cherwell District Council; Band D

EPC Rating: C

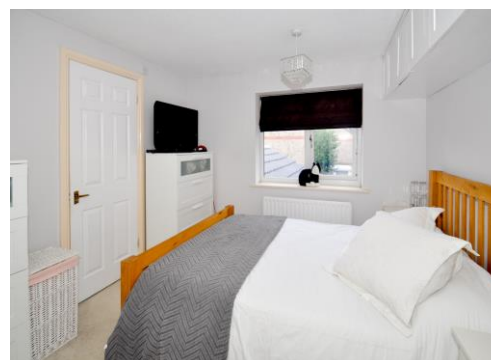
Viewings Strictly by appointment via Thomas Merrifield Bicester

+44 (0) 1869 253253



### DIRECTIONS

Exit Bicester town centre via the Buckingham Road and continue on this road to the large roundabout on the outskirts of town where you should take the first exit into Southwold Lane. Turn first left into Hornbeam Road, left at the T Junction and then left into Jasmine Place.





- **Excellent family home**
- **Exceptional ground floor accommodation**
- **Superb kitchen family room with vaulted roof**
- **Garage converted to play room**
- **Ground floor cloakroom**
- **Three good bedrooms**
- **Refitted ensuite**
- **Good access to local shops.**
- **Over 1200 sq ft**

**£350,000 Freehold**





GROUND FLOOR  
APPROX. FLOOR  
AREA 737 SQ. FT.  
(68.5 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 492 SQ. FT.  
(45.7 SQ. M.)

1 JASMINE PLACE, SOUTHWOLD, BICESTER, OXON, OX26 3UT  
TOTAL APPROX. FLOOR AREA 1229 SQ. FT. (114.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 62018

## Contact:

39 Market Square, Bicester, Oxon, OX26 6AG  
Tel: +44 (0)1869 253253  
E-mail: - [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.