



Kings End, Bicester, OX26 6HZ

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A particularly spacious retirement cottage, situated in the beautiful grounds of Bicester House. This lovely cottage designed specifically for the retirement market, offers two separate reception rooms, a well designed kitchen, entrance hall and shower room on the ground floor. There is a straight flight of stairs to the first floor with a stairlift, both bedrooms are doubles and there is a large bathroom. The property has the benefit of a 24 hour emergency response pull cord system.

MATERIAL INFORMATION

The property is connected to mains, electricity, water and drainage, but not gas.

Broadband - according to Ofcom - standard and superfast broadband are available.

Mobile phone coverage - according to Ofcom - there is mobile phone coverage for all listed services, from all listed providers.

The property has a garage.

Service Charge - £3,729.12 pa for 2024/25

Local Authority - Cherwell District Council - E; EPC - D





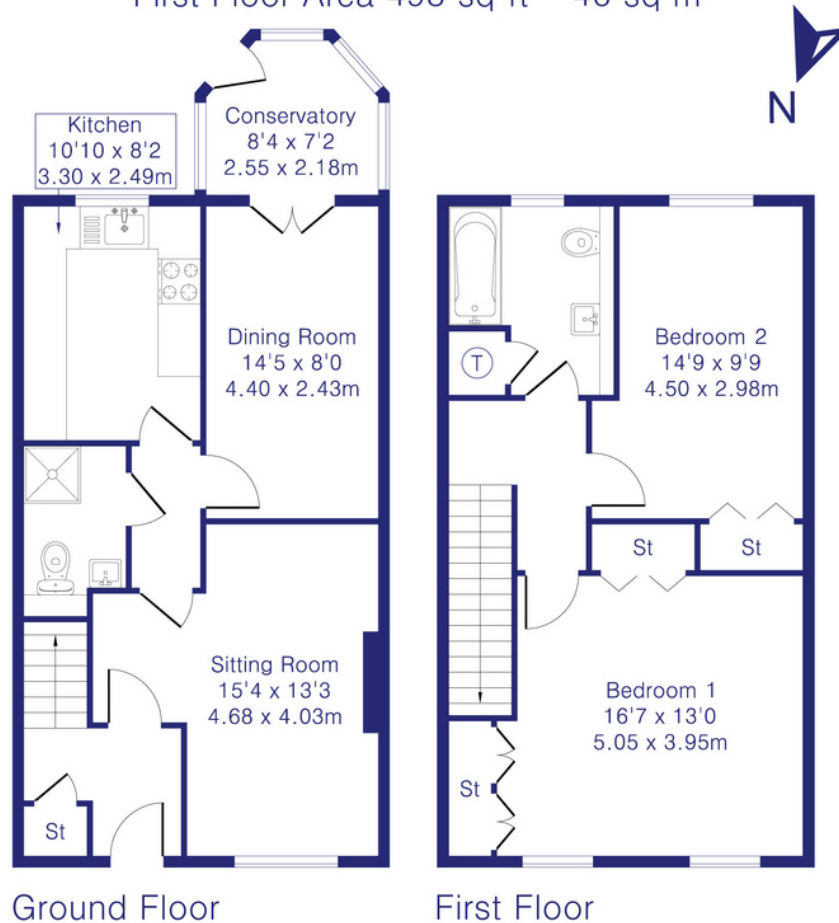
Key Features

- Particularly spacious two bedroom retirement cottage
- Set in the beautiful grounds of Bicester House
- Two separate reception rooms
- Ground floor shower room
- Two generous bedrooms
- Straight stairs suitable for stair lift
- Garage and Conservatory
- Communal facilities
- Superb outlook to Bicester House
- See our website for up-to-date material information.

The Location

The cottage is set in the grounds of Bicester's former Manor House, a beautiful period building. The property enjoys a central yet quiet position within a level walk of doctors, pharmacists and the town centre. Bicester is a thriving historical market town with exceptional road and rail links. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

Approximate Gross Internal Area 1041 sq ft – 97 sq m
Ground Floor Area 548 sq ft – 51 sq m
First Floor Area 493 sq ft – 46 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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS