



Tompkins Lane, Bicester, OX27 0EX

Guide Price £745,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





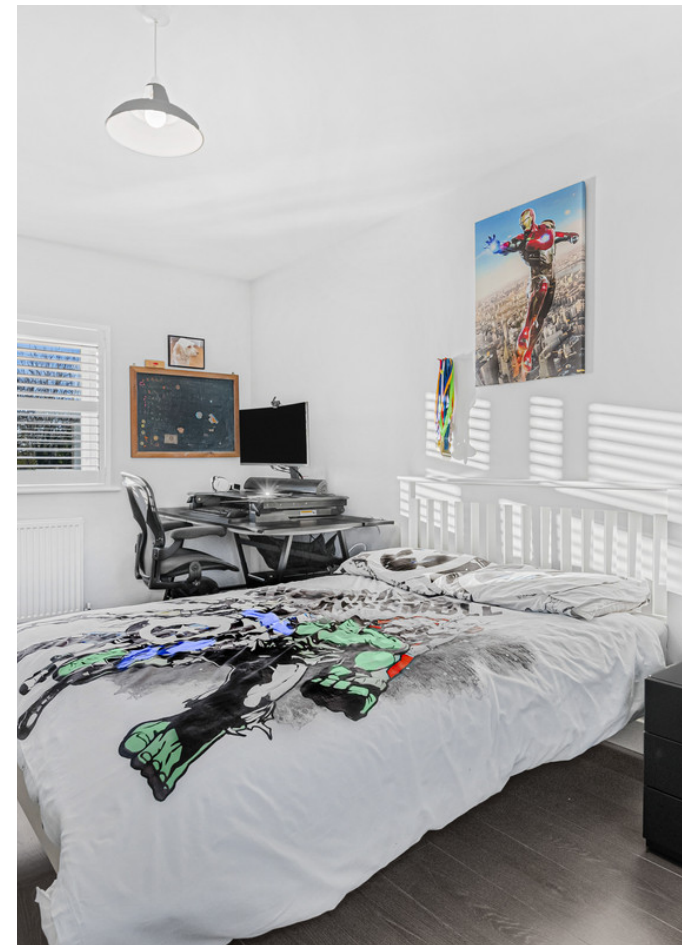
The Property

This modern (2015 physical completion) four bedroom detached, non-estate village home is very well presented and finished to a high standard. Situated in this popular and sought after village.

The property comprises of an entrance hall, study, cloakroom, a super bright dual aspect sitting room with fireplace and a wood burning stove. The kitchen/dining room is spacious and triple aspect and comprehensively fitted with wall and base units. There are four bedrooms, one with an en-suite and a family bathroom. The front garden is enclosed with railings, there is a detached double garage and driveway parking for approximately six cars. The rear garden has a patio and is laid to lawn.

The village has an active community which includes; a shop, Post Office, Parish Church, nursery, primary school, public house, village hall and many sports and social clubs. Bicester and Buckingham provides; shops, bars, restaurants, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.





Key Features

- Four Bedrooms
- Dual Aspect Sitting Room
- Large Kitchen Dining Room
- Study
- Bathroom and En-Suite
- Large lawned Rear Garden
- Oil Fired Underfloor Heating to the Ground Floor with Radiators on the First Floor
- Double Garage and Parking for Six Cars
- Popular Village in Buckinghamshire Grammer School Catchment.
- See our website for up-to-date material information.



The Location

MATERIAL INFORMATION

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom - has up to Ultrafast. Mobile – According to Ofcom there is limited mobile voice and data coverage indoors for EE and O2, Vodafone and no coverage for three. There is likely data and voice coverage outdoors for EE, O2, Vodafone and Three, and limited or no data for Vodafone and Three (checker.ofcom.org.uk). The government portal generally highlights this as a medium or high flood postcode. We are not aware of any planning permissions in place which would negatively affect the property. Please make your own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are awaited.

Local Authority: Aylesbury Vale District Council - F. EPC - C.

Local Shops 0.5m

Primary School 0.4m

Bicester Market Square 4.9m

Buckingham Market Square 9.7m

Bicester North Station (London Marylebone from approx. 50 mins) 5.2m

Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 4.9m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.1m

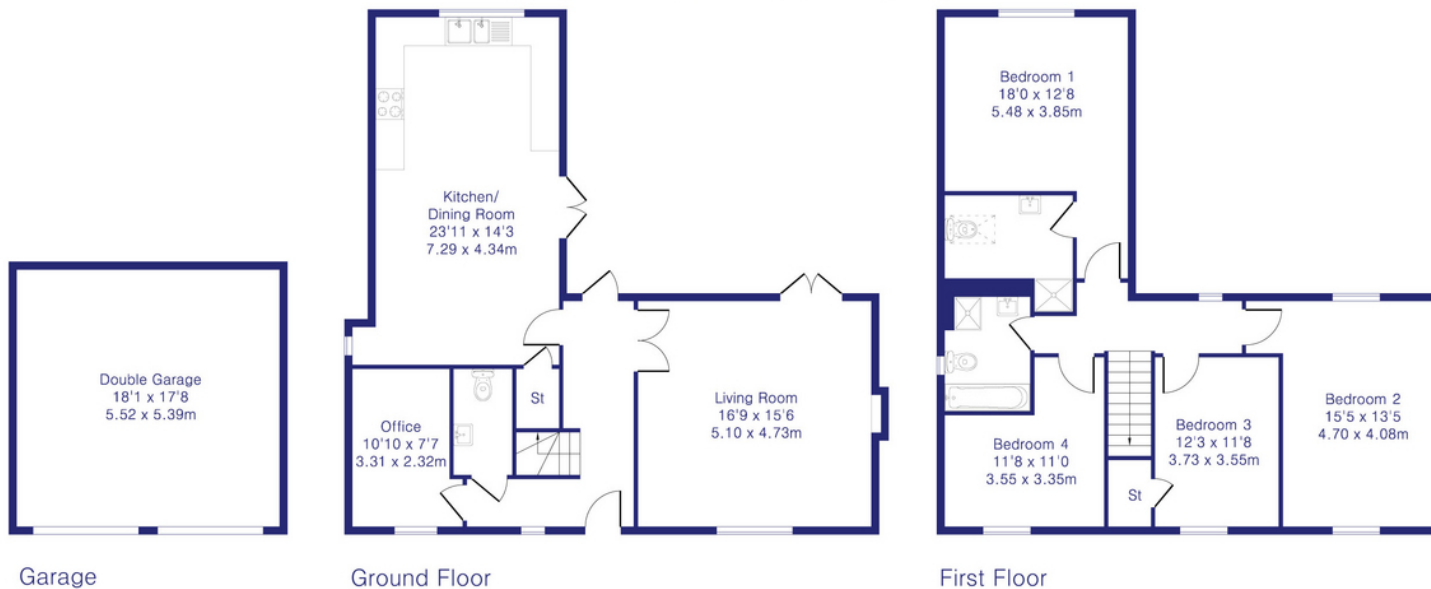
All times and distances are approximate.

Approximate Gross Internal Area 1896 sq ft - 176 sq m

Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 776 sq ft – 72 sq m

Garage Area 320 sq ft – 30 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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