



9 The Crossway Ardley, Bicester, OX27 7PT
Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A particularly spacious detached four bedroom home, enjoying uninterrupted westerly farm land views. The house is beautifully presented offering; bright, light, well planned accommodation. The ground floor offers; two well proportioned reception rooms (both with attractive views) and a super farmhouse style kitchen/dining room. There are four double bedrooms and an ensuite to the master bedroom. There is also a family bathroom. To the front there is a parking space which gives access to the oversized single garage. The rear garden abutts open countryside and is well set out with a large patio.

MATERIAL INFORMATION

A detached house traditionally constructed approximately 20 years ago. Mains water, drainage and electricity are connected. Oil fired central heating to radiators. According to Ofcom - all broadband speeds including Ultrafast are likely to be available. Mobile phone coverage - Ofcom predicts that the likely coverage is as follows; EE good indoors and out. 02 good outdoors variable indoors. Three and Vodafone good outdoors. The property is situated on a private road and provisions are in place for maintaining and repairing the roadway as well as maintaining and repairing any service insulation.

Local authority: Cherwell District Council - F. EPC - D





Key Features

- Spacious and beautiful presented four bed detached
- Wonderful views across open fields
- Two generous reception rooms
- Large farmhouse style kitchen/dining room
- Four genuine double bedrooms
- Situated in a small close
- Attractive west facing garden
- Easily accessible to the motorway network (J10 - 1 mile)
- Viewing highly recommended

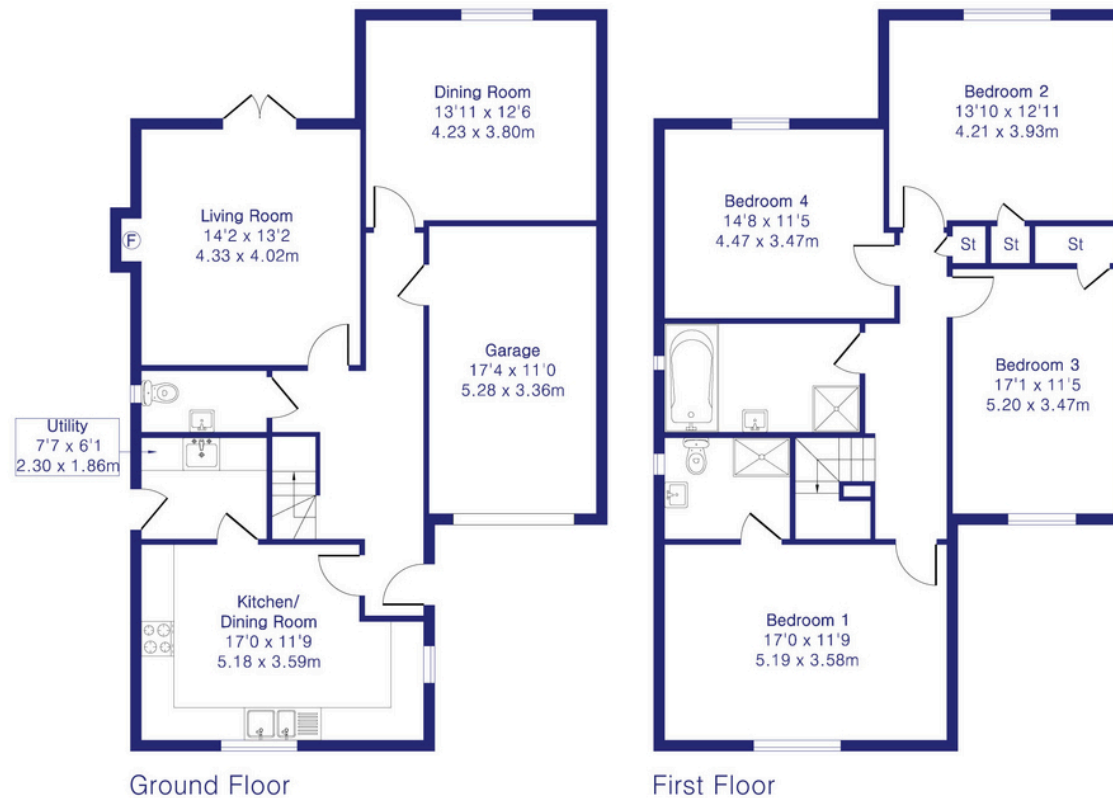
The Location

Situated in a small close within the attractive and popular village of Ardley. Ardley is well placed for road communications being within one mile of Junction 10, M40 and easily accessible to Bicester with its two mainline railway stations. The village together with Fewcott has a public house, an active village sports and social club and a lovely parish church. Nearby Bicester provides for all day to day needs.

**Approximate Gross Internal Area 1917 sq ft - 178 sq m
(Including Garage)**

Ground Floor Area 960 sq ft – 89 sq m

First Floor Area 957 sq ft – 89 sq m



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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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