



Home Farm Cottages, Bletchingdon, OX5 3DD

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to offer this pretty stone built cottage offering deceptive accommodation situated in a conservation area forming part of this popular Oxfordshire village. The property has been the subject of improvements by the current owners since they bought the cottage 40 years ago. The accommodation comprises entrance lobby, lounge with stone built fireplace and solid fuel boiler for heating, kitchen, large orangery with access leading to the garden. To the first floor there is a good sized bedroom and family bathroom with 2 additional bedrooms to the 2nd floor. Outside there is a pretty cottage garden with various shrubs and plants. To the side of the cottage there is a driveway with parking for 2 cars with an additional area of garden behind. Viewing is strongly recommended.

Additional Information to Note:

- Electric, water and drainage are connected to the property with mains gas in the road. Heating is via a solid fuel boiler located in the lounge.
- The property is in a conservation area.
- There is a pedestrian right of way for the adjoining cottages which leads through the additional area of garden.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates poor voice and data from most networks accept Three which is limited voice and data inside the cottage. With good voice and data available outside from the majority of networks.



Council Tax Band: E

EPC Rating: E

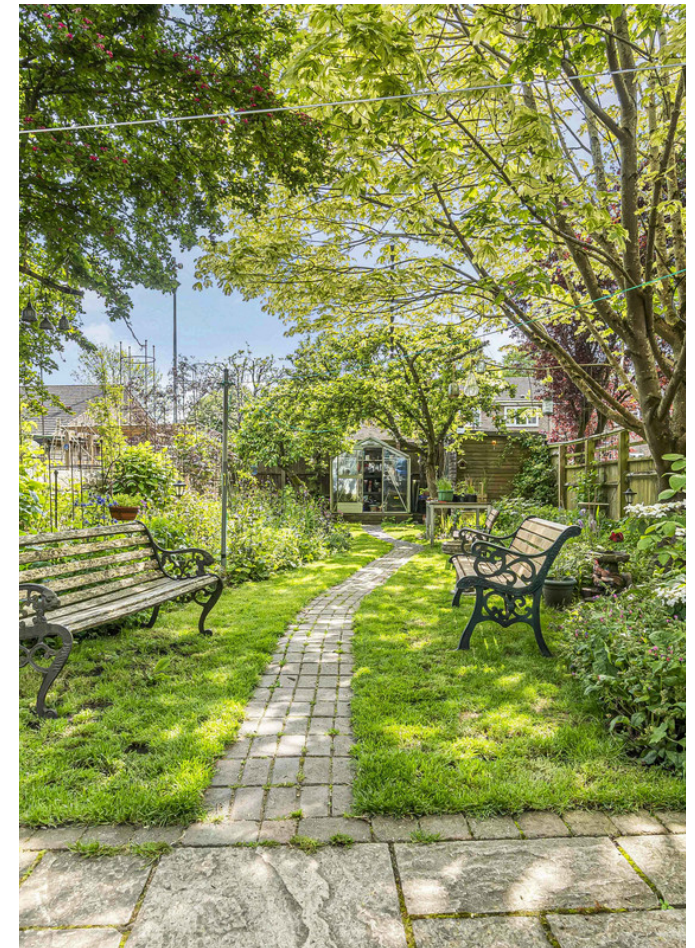


Key Features

- Pretty Stone Cottage
- End Terrace
- 3 Bedrooms
- Large Orangery
- Pretty Cottage Garden
- Driveway Parking for 2 Cars
- Solid Fuel Heating
- Double Glazing
- Located in Conservation Area
- Viewing Recommended

The Location

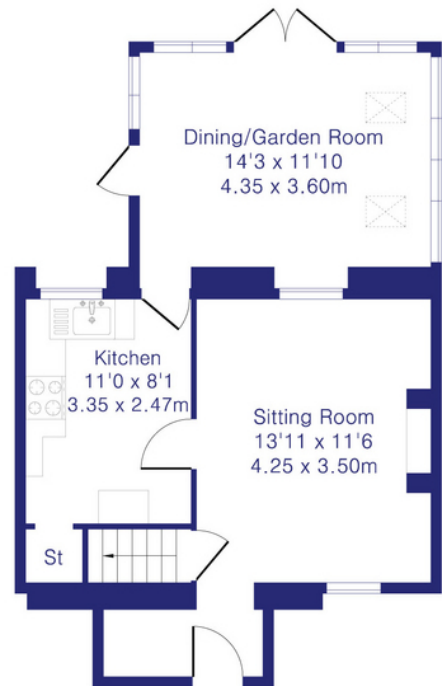
Bletchingdon is a charming and sought after village situated just 9 miles to the North of the centre of the University City of Oxford. Within Bletchingdon is a New Village Hall, Parish Church and New Primary School, sports field, Sports/social club fielding both football and cricket teams. The nearby villages of Weston on the Green and Kirtlington provide village shops/Post Office facilities. Communications are excellent with Junction 9 of the M40 approximately 4 miles away, as well as access to Oxford via the A34. There is a fast train service from Bicester to London Marylebone in approximately 1 hour and Oxford Park Way Station, Kidlington to London benefits local residents even further. A regular bus service runs to Oxford and Bicester.



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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.

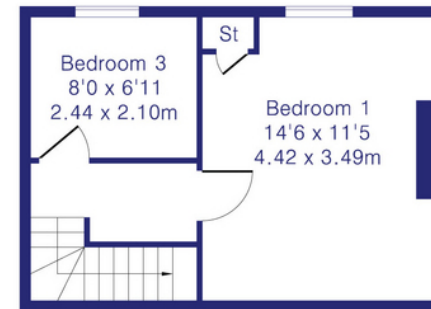


Ground Floor

Approximate Gross Internal Area 1034 sq ft – 97 sq m
Ground Floor Area 484 sq ft – 45 sq m
First Floor Area 275 sq ft – 26 sq m
Second Floor Area 275 sq ft – 26 sq m



First Floor



Second Floor



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