



Connells

Weir Lane
Blackthorn, Bicester



Property Description

Nestled in the heart of the picturesque and sought-after village of Blackthorn, this four-bedroom detached bungalow that is positioned on a well-sized plot, is a fantastic opportunity for refurbishment or development (STPP).

Currently the property itself boasts an entrance porch, four double bedrooms, a vast living dining space with access to the kitchen and additional reception room (possible office), kitchen with utility area, adjoining garage to the rear driveway parking from the front gate to the rear of the property.

The grounds to the front offer privacy and space. Predominantly laid to lawn, this mature garden space also entertains a patio area in front of the living room and provides additional access to the side of the property, in what was another storage area. The rear of the property also has a wealth of space, with the potential to landscape as desired, whilst providing a good level of privacy, as this area is adjacent to other rear gardens.

Due to the extensive plot size, the attractive factor of development is potentially an option, however this would all be subject to planning permission (STPP).

Blackthorn is a popular village that lies approximately 3 miles southeast of Bicester, between the A41 and B4011 roads, providing good routes for those commuting between Bicester and Aylesbury.

The nearest train routes to London Marylebone and Oxford can be accessed via Bicester Village train station, located approximately 3 miles or 7 minutes by car.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Living And Dining Room

Additional Reception Room

Kitchen And Utility Area

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Additional Cloakroom

Garage / Store Room





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01869 244761
E bicester@connells.co.uk

5 Market Square
 BICESTER OX26 6AA

EPC Rating: F

view this property online connells.co.uk/Property/BIC308169



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BIC308169 - 0002