

Property details approval form

31 Millfield Avenue, Marsh Gibbon, Bicester, Oxfordshire, England, OX27 0HP

Date: 09 January 2026

Property Ref and Version: BIC309519 - 0001

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£365,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Extended two-bedroom semi-detached village home
- > No onward chain
- > Front and rear ground floor extensions
- > Open plan kitchen diner with garden access
- > Living room spanning the depth of the house
- > Study and ground floor shower room
- > Large rear garden backing onto open fields
- > Driveway parking and garage

○ Short Description

An extended two-bedroom semi-detached village home in Marsh Gibbon, offered end of chain, featuring open plan kitchen diner, study, front-to-back living room, large rear garden backing onto fields, driveway and garage.

○ Long Description

Set within the village of Marsh Gibbon, this extended two-bedroom semi-detached home offers flexible living space, generous outdoor areas and open field views to the rear.

The property is being sold end of chain, making it an attractive option for buyers seeking a straightforward purchase.

The ground floor accommodation has been extended to both the front and rear. To the front of the house, the entrance hallway provides access to a useful study and a downstairs shower room, offering practical space for home working or visiting guests. To the rear, the open plan extended kitchen diner creates a sociable hub of the home, with a door leading directly out to the garden. The living room runs from front to back and benefits from double doors opening onto the rear garden, allowing plenty of natural light and a strong connection to the outdoor space.

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Upstairs, the first floor comprises two spacious double bedrooms along with a family bathroom. From the rear of the property, the bedrooms enjoy fantastic open views across the surrounding fields, giving a real sense of space and countryside living.

Outside, the rear garden is a standout feature, beginning with a large patio area close to the house, ideal for seating and entertaining, before extending down towards the open fields beyond. The property also benefits from a driveway and garage, providing off-road parking and storage.

○ **Directions**

○ **Agents Note**

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○ Room Description

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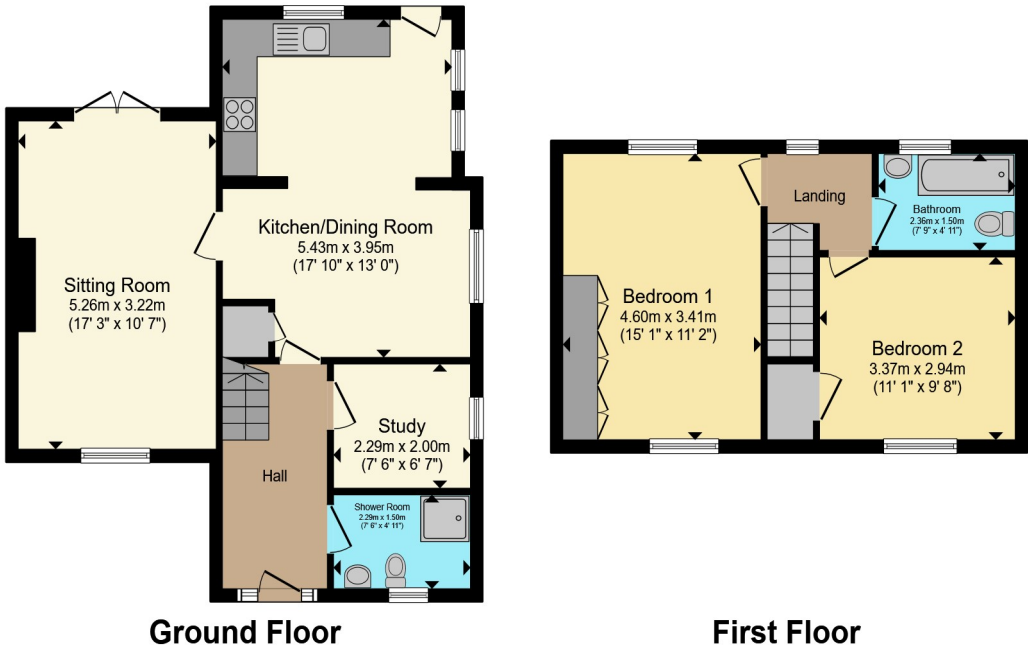
○ Property Images



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Floor Plan



Total floor area 92.5 m² (995 sq.ft.) approx
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.propertybox.io



Approval

Signature		Date
Liam Kerr		
Mr M. Thomas		