



3 Walkers Barn Heathfield, Bletchingdon, OX5 3DX  
£195,000 Share of Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Forming part of this attractive stone built development of apartments located in a rural setting we are delighted to offer this pretty ground floor maisonette presented in good decorative condition and being sold with no chain.

The property comprises a large paved front courtyard with metal railings and views over communal grounds. It enjoys a southerly aspect with double glazed front door leading to entrance hall. A door leads to an open plan living room/kitchen with bay window and built in storage cupboards, an inner hallway with access to a double bedroom with built in wardrobe, good size bathroom and airing cupboard. Outside, the property enjoys additional private gardens to the rear and allocated parking for 1 car plus additional visitor parking

Additional information to note:

- Mains electric and water are connected, no gas and septic tank drainage.
- Lease: 999 years from 1st January 2015 (989 years remaining).
- Service Charge: £1,200 per year.
- No Ground Rent.
- OFCOM checker confirms either standard or ultrafast broadband is available.
- OFCOM checker indicates good outdoor with mobile and data with EE and Three having good indoor, variable with Vodafone and none with O2.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

EPC Rating: D Council Tax Band: B



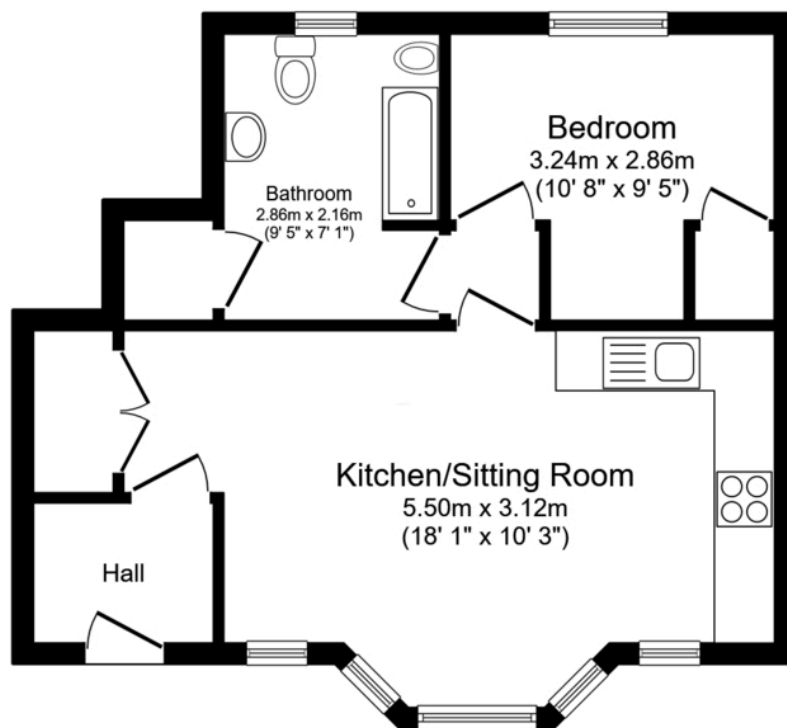


## Key Features

- Attractive Stone Built Development
- Ground Floor Apartment
- Double Bedroom
- Private Gardens to Front and Rear
- Share of Freehold
- Allocated Parking
- Electric Heating
- Rural Location
- No Chain
- Viewing Recommended

## The Location

Bletchington is a charming and sought after village situated just 9 miles to the North of the centre of the University City of Oxford. Within Bletchington 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.



### Floor Plan

Floor area 41.8 sq.m. (449 sq.ft.)

Total floor area: 41.8 sq.m. (449 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

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