



6 Sedgefield, Bicester, OX26 1BW

Guide Price £730,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A fantastic detached five bedroom house, beautifully presented and particularly well located. There is a large hallway with cloakroom off, super living room with double doors to the rear garden and two further reception rooms. A major feature of the property is the large kitchen/breakfast/family room which has a good range of units, extensive working surfaces and lots of integrated appliances. Additionally on the ground floor there is a cloakroom and utility room. The first floor is equally well designed with five proper bedrooms, two of which are ensuite and a smart family bathroom. Planted front garden, double width driveway leading to the oversized double garage, large and well maintained back garden.

MATERIAL INFORMATION

A detached, traditionally constructed five bedroom house. Mains; electricity, gas, water and drainage are connected. Heating; gas fired central heating to radiators. Broadband - according to Ofcom - all broadband speeds including Ultrafast are likely to be available. According to Ofcom likely predicted availability for mobile phone is; Vodafone good indoor and outdoor, EE, 02 and Three good outdoor. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority: Cherwell District Council - E. EPC - B.





Key Features

- Fantastic five bedroom house
- Beautifully presented
- Quietly located
- Super kitchen/breakfast family room
- Three further reception rooms
- Five well proportioned bedrooms
- Two ensembles
- Excellent local amenities
- Viewing highly recommended

The Location

Ideally situated in a quiet no-through road, close by to playing fields. The property is also well located for primary schools and shops within the highly popular Kingsmere area. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.



**Approximate Gross Internal Area 1788 sq ft - 166 sq m
(Excluding Garage)**

Ground Floor Area 913 sq ft – 85 sq m

First Floor Area 875 sq ft – 81 sq m

Garage Area 424 sq ft – 39 sq m



Thomas Merrifield and their clients give notice that:

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