



Tompkins Lane, Marsh Gibbon, OX27 0EX  
£635,000 Freehold

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# Tompkins Lane, Marsh Gibbon, OX27 0EX

Set back in a quiet lane in the village of Marsh Gibbon and located on a large plot, this individual 3 bedroom detached property is offered to the market with no onward chain.

The property has been well maintained and upgraded over the years, with accommodation arranged over two floors and boasting of 2400 sq ft of internal space.

The house is entered via a porch, spacious hallway, living room with fireplace, large kitchen/breakfast room with built-in appliances and ample room for a breakfast table, utility room with cloakroom and personal door to the attached garage. The dining room leads into a conservatory with views over the private rear garden. There are also a good size bedroom with built-in wardrobes and a shower room on the ground floor.

The first floor houses two well proportioned bedrooms, a potential fourth bedroom and a shower room. Heating is via oil central heating to radiators and the property is fully double glazed.

The large paved driveway leads to the garage and there is gated side access to a secluded, sunny rear garden.

Local amenities in this vibrant village include a school, shop with post office, playgroup, youth clubs, various sports clubs, equestrian facilities, historic church and newly refurbished pub.

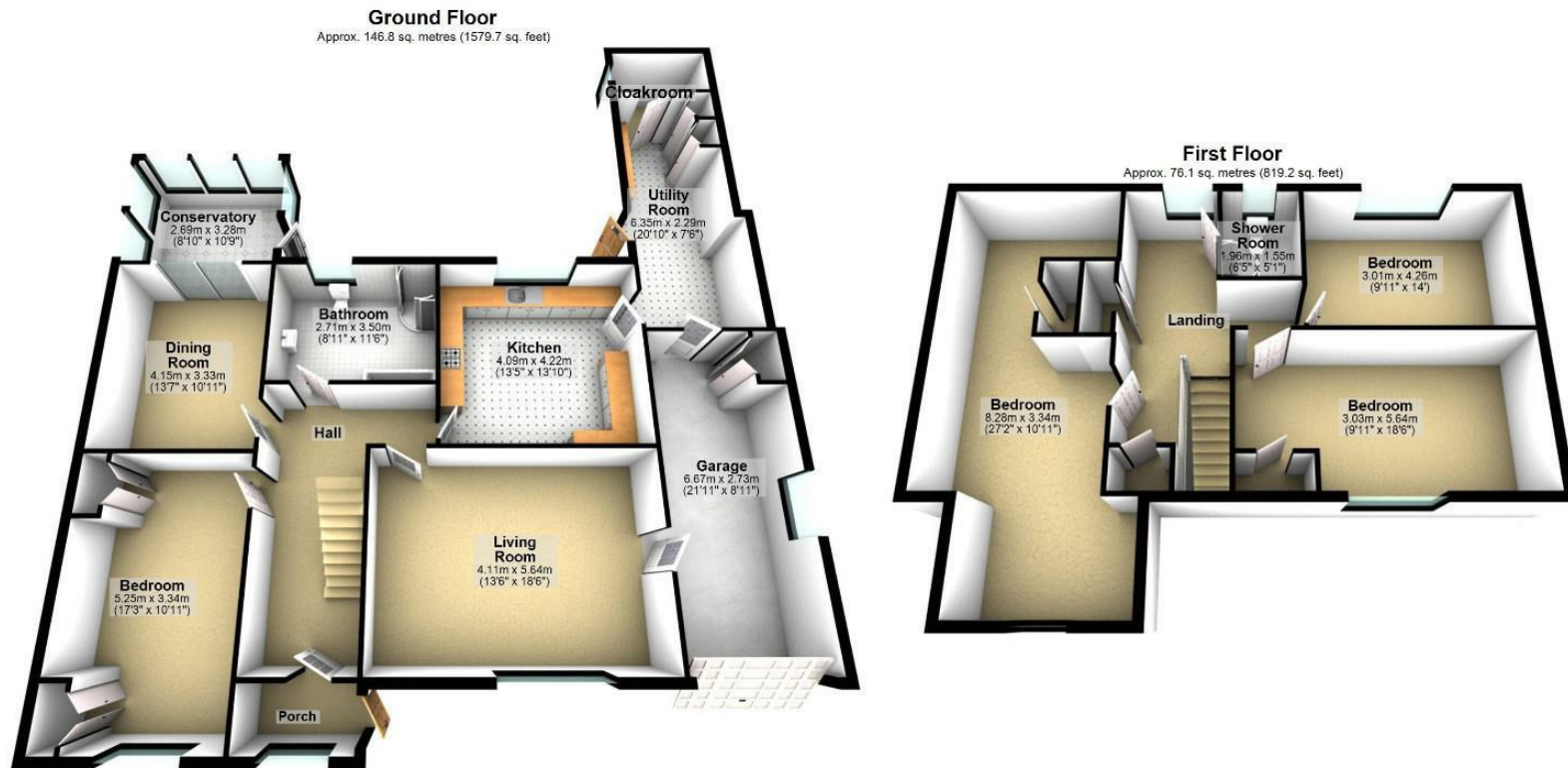








These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Total area: approx. 222.9 sq. metres (2399.0 sq. feet)

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>76</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>51</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |
|                                             |           | 2010/2011/EC            |

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bicester -  
01869 321999 <http://www.hunters.com>

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