



10 Poppylands, Bicester, OX26 3ZP

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended and improved four bedroom detached house set in an ideal small close within the highly desirable Bure Park area. With excellent driveway parking, a detached garage and a large west facing garden. Viewing is a must. Entrance hall with cloakroom and utility room off, sitting room with double doors to conservatory, separate dining room and a large refitted kitchen/breakfast room. All four bedrooms are well proportioned and there is an ensuite to the master bedroom. There is excellent driveway parking, a front garden which is laid to lawn, a detached garage and a wonderfully private west facing back garden.

AGENTS NOTES

A traditionally constructed four bedroom detached house, around 30 years old. Mains; water, drainage, electricity and gas are available. Heating - gas fired central heating to radiators. Broadband - according to Ofcom - it is likely that all broadband speeds including Ultrafast are available. Likely predicted mobile phone availability - according to Ofcom; EE, O2 and Vodafone good outdoor and variable indoor, Three good outdoor. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; 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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos. 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 - C.



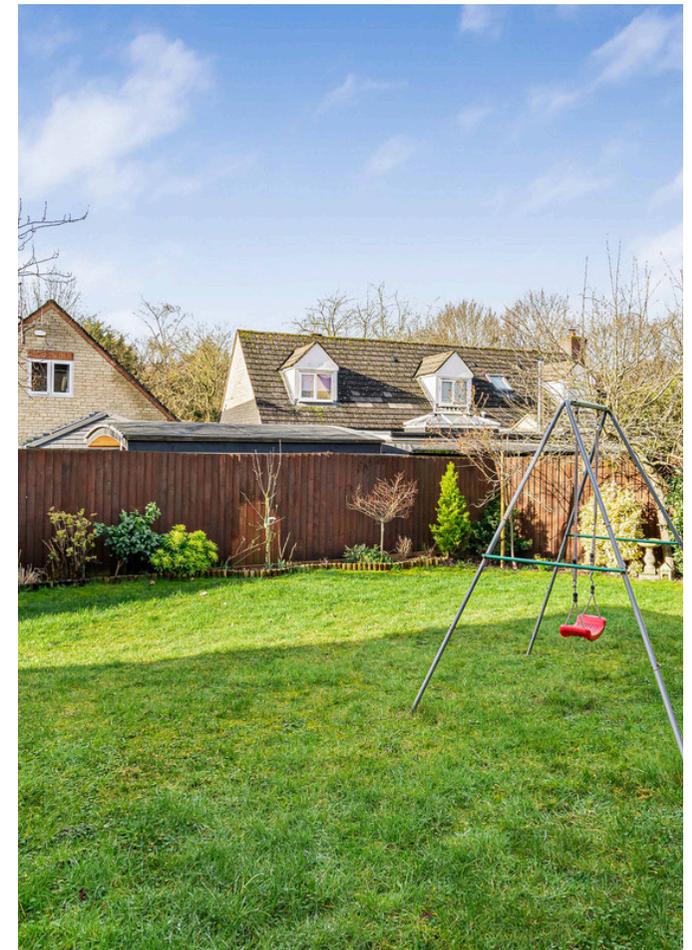


Key Features

- An extended and improved four bedroom detached house
- Set in a small and quiet close
- Two separate reception rooms
- Large kitchen/dining room
- Conservatory
- Four well proportioned bedrooms
- Private west facing gardens
- Driveway parking and garage
- See our website for up-to-date material information.

The Location

Set in a lovely small close of detached houses, nearby the nature reserve at the heart of Bure Park. Bure Park has a good range of local facilities including a nursery and primary school, a parade of shops and a public house. Bicester North Railway Station is easily accessible. 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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 1349 sq ft - 125 sq m
(Excluding Garage)**

Ground Floor Area 733 sq ft – 68 sq m

First Floor Area 616 sq ft – 57 sq m

Garage Area 136 sq ft – 13 sq m



Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS