



121 Camp Road, Heyford Park, OX25 5BP

Guide Price £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A most attractive five bedroom detached house, with three ensembles and over 2000 sq ft of accommodation. This superbly presented and beautifully designed property was built only five years ago and occupies an excellent position within this thriving and vibrant development. Large entrance hall with a light bright sitting room, two further reception rooms. A major feature of the ground floor, is the charming kitchen/living/dining room where there is an excellent kitchen area having an island and fitted appliances as well as bi-fold doors to the rear garden. Utility room off. The first floor provides five proper bedrooms, three of which are ensuite and a family bathroom. To the front and side there is ample parking as well as access to 31'7 x 9'10 tandem double garage. To the rear the garden is well enclosed and principally laid to lawn with a patio immediately adjacent to the house.

AGENTS INFORMATION

A five bedroom house, traditionally constructed approximately five years ago. Mains; water, electricity and gas are connected. Gas fired central heating to radiators. Broadband - Ofcom states there is likely to be availability for all broadband speeds up to and including Ultrafast. Mobile phone coverage - Ofcom states predicted likely availability is good indoor and outdoor for EE, for all other providers variable outdoor only. Flood risk - According to Gov.uk, which comments on the land around the building, rather than the building itself, there will be a high risk of flooding from surface water after 2040. This risk level is defined than greater than .033 chance per annum. There is a low risk of flooding from any other source. The sellers comment that they have lived in the property from new and it has not flooded. Furthermore the sellers obtain insurance on normal terms. Management Charge - £275 per annum.

Local Authority - Cherwell District Council - G. EPC - B.





Key Features

- Beautiful five bedroom detached house
- Three enSuites
- Three reception rooms
- Super open plan kitchen/living/dining room
- Over 2000sq ft of accommodation
- Extensive parking and double tandem garage
- Excellent local amenities
- Viewing recommended
- See our website for up-to-date material information.

The Location

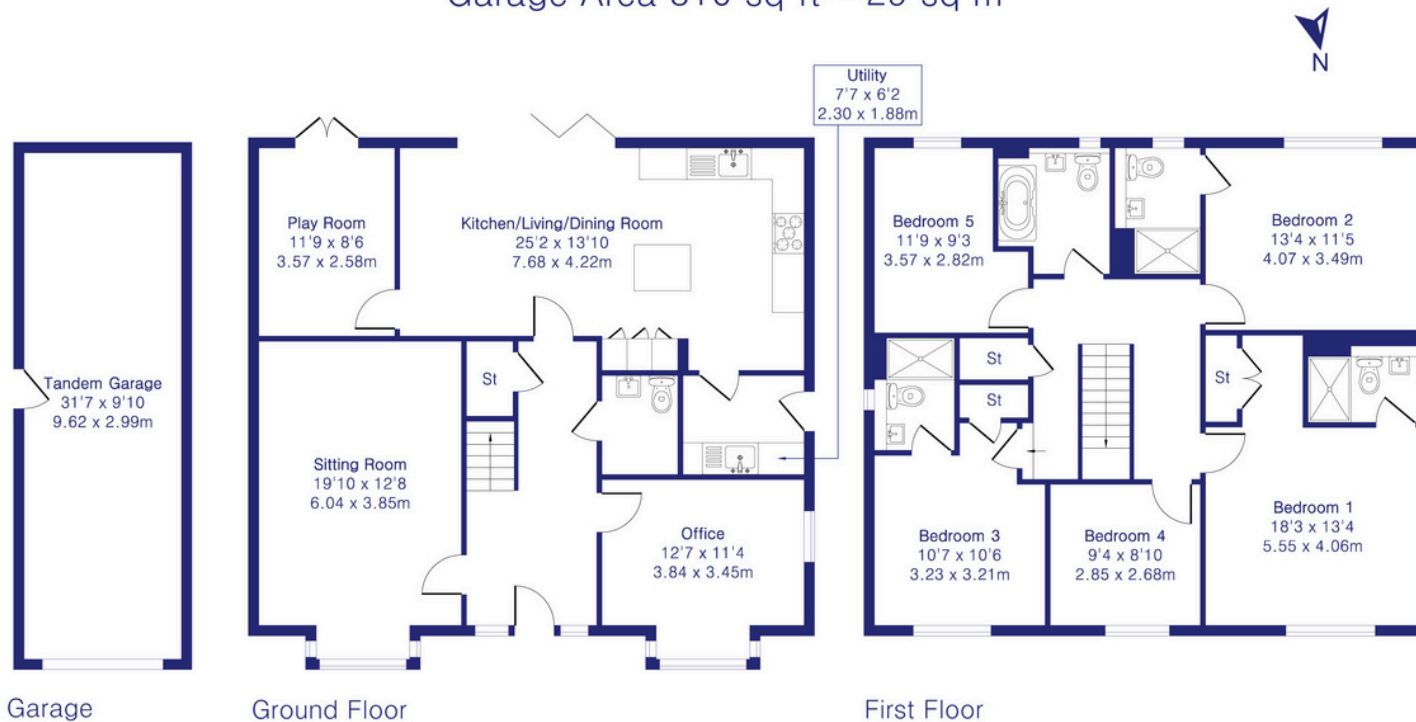
Located in a position convenient to all local amenities within the highly popular Heyford Park development. Heyford Park is a vibrant and expanding new community, surrounded by glorious countryside. Local amenities include; schools for all ages, a gymnasium, a local Sainsbury's, hotel and restaurant, there is lots of community open spaces. The motorway network is accessible via both Junctions 9 and 10 of the M40, there is a local railway station at Lower Heyford and mainline services are available at nearby Bicester. These go to Oxford, Birmingham, London Marylebone and also on the new East West Rail Link.

**Approximate Gross Internal Area 2047 sq ft - 190 sq m
(Excluding Garage)**

Ground Floor Area 1036 sq ft – 96 sq m

First Floor Area 1011 sq ft – 94 sq m

Garage Area 310 sq ft – 29 sq m



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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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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