



Griffins Gate Station Road, Blackthorn, OX25 1TA  
Guide Price £850,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS

## The Property

A beautifully designed individual and highly eco-friendly house, being sold together with an adjoining building plot. No onward chain. This attractively presented and discreetly located property provides contemporary open plan living with three ensuite bedrooms. Most of the accommodation is on the ground floor, where a delightful galleried entrance hall leads to a fabulous open plan living area with a super fitted kitchen. The kitchen has an extensive range of appliances to include cooker, microwave, fridge/freezer, hob, washing machine, tumble dryer and a facility for instant hot water. The principal bedroom with its ensuite bathroom and dressing room is also located on the ground floor, as are the cloakroom, a utility room and a plant room. The first floor offers two further double bedrooms, both of which are ensuite. The lovely secluded landscaped south facing garden is also a feature of the property. There is an electric vehicle charging point. Adjacent to Station Road there is a building plot (Planning application number 23/02780/F) for the construction of a one bedroom single storey detached dwelling of approximately 58 sq mtrs gross internal area.

### MATERIAL INFORMATION

A detached three bedroom "Hanse Haus" built in 2017, with the benefit of a 20 year Hanse Haus warranty. Mains electricity, water and drainage are connected. Heating by air source heat pump with underfloor heating to both floors. The property also benefits from solar panels both electric battery storage. Broadband - Ofcom states that all broadband speeds up to and including Ultrafast are available. Predicted mobile phone coverage - according to Ofcom - the likelihood is EE good outdoor, variable in home, all other providers good outdoor.

Local Authority: Cherwell District Council - F. EPC - B. (91)



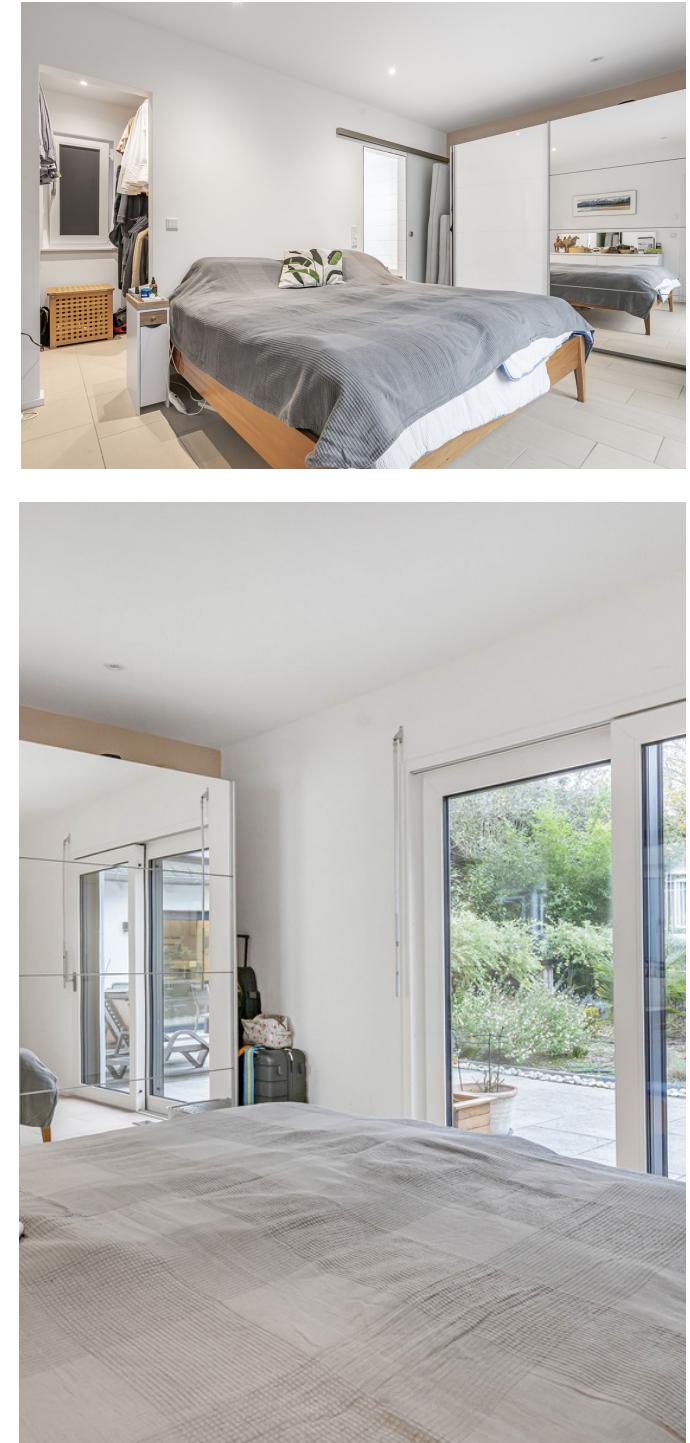


## Key Features

- Beautifully designed detached contemporary home
- Three ensuite bedrooms
- Superb open plan living
- Highly eco-friendly Hanse Haus
- Lovely secluded garden with southerly aspect
- Discreetly located
- Adjoining building plot for single storey dwelling
- Ample parking
- See our website for up-to-date material information.

## The Location

Blackthorn is a popular and attractive village with many fine properties both period and contemporary. There is a thriving village hall, a childrens playground and a choice of local shops in neighbouring villages. Bicester provides for all everyday needs including; exceptional shopping both traditional and with the Bicester Village Shopping outlet. The motorway network is easily accessible via the A41. Bicester offers two mainline railway stations with services between them to Oxford, Birmingham, London Marylebone and on the new East West Line.



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 1692 sq ft - 158 sq m

Ground Floor Area 1136 sq ft – 106 sq m

First Floor Area 556 sq ft – 52 sq m



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