



1 Willow Brook Ploughley Road, Lower Arcott, OX25 1AD

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A four bedroom detached village house with a terrific open plan extension and exquisite attention to detail. This unique property offers a wonderful open plan living/kitchen/dining room with; a full range of integrated appliances, extensive work surfaces, bi-fold doors to the south west facing garden and much much more. In addition on the ground floor, there is a hall, cloakroom and an excellent family room/study. All four bedrooms are on the first floor where there is a particularly luxurious bathroom with a free standing bath and a large separate shower cubicle. Outside parking to the front and south west facing garden to the rear. To the front the property enjoys views to open countryside.

MATERIAL INFORMATION

Traditionally constructed four bedroom detached house with later extension. Mains, water, drainage, gas and electricity is connected. Gas fired central heating to radiators.

Broadband - according to Ofcom - standard and superfast broadband are available. Ultrafast is not.

Mobile phone - according to Ofcom - indoors all services providers are predicted to have limited availability for both voice and data with the exception of 02. It is predicted to have no ability for data. Outdoors all service providers are predicted to likely to have availability for both voice and data. Local Authority - Cherwell District Council - E. EPC - Likely to be C.



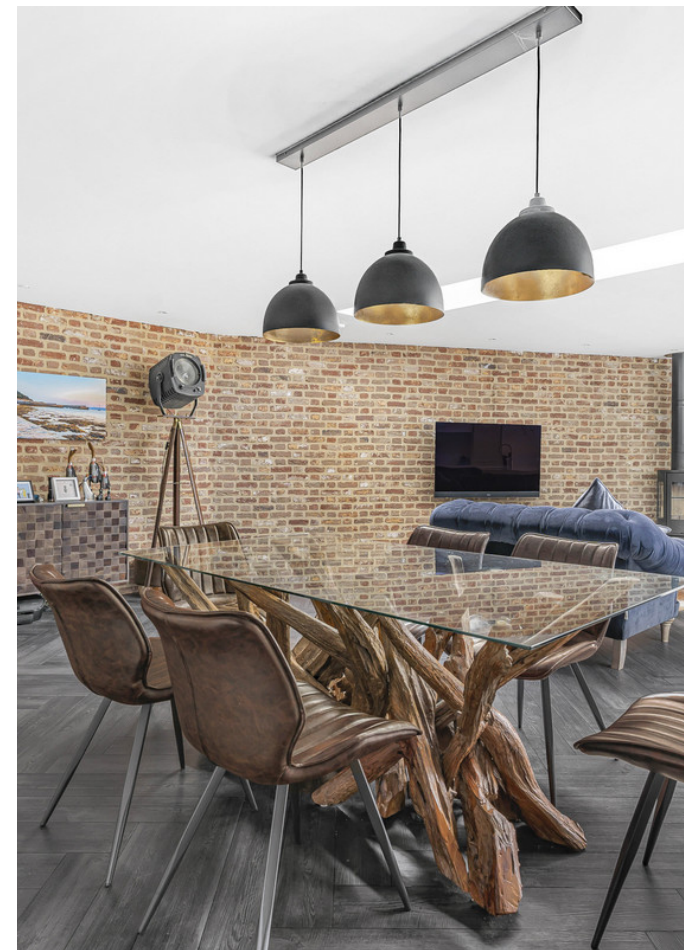


Key Features

- A beautifully extended detached house
- Exceptional open plan living area
- Superb refitted kitchen
- Exquisite attention to detail
- Luxury bathroom
- Parking and south west facing garden
- Open outlook to front
- Edge of village location
- See our website for up-to-date material information.

The Location

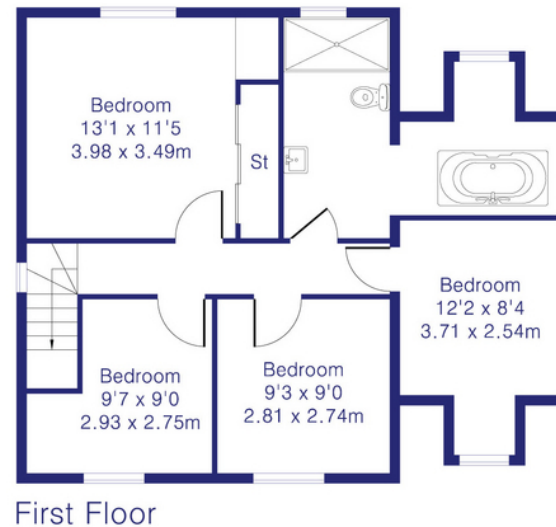
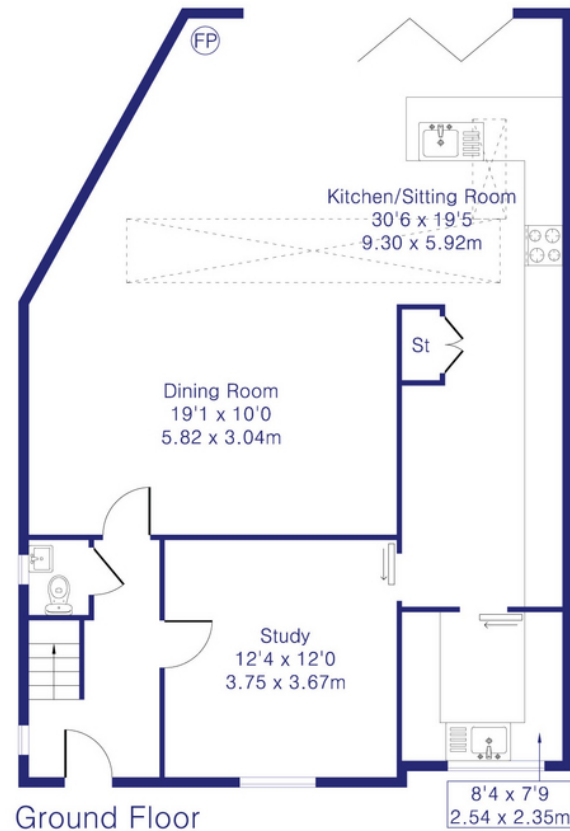
Situated on the outskirts of Lower Arnclott, with views to open fields at the front. Arnclott offers a general store and further facilities are available in nearby Ambrosden, where there is a primary school, public house and more shops. The Market Town of Bicester (approximately four miles) provides for all everyday needs as well as having excellent railway services to London, Oxford and Birmingham. The motorway network is easily accessible via Junction 9 of the M40.



Approximate Gross Internal Area 1611 sq ft - 150 sq m

Ground Floor Area 1021 sq ft – 95 sq m

First Floor Area 590 sq ft – 55 sq m



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.

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