



63 Osprey Close, Bicester, OX26 6YH  
Guide Price £560,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Significantly improved and beautifully cared for, four bedroom detached house in an excellent end of close location. This most attractive property benefits from a refitted kitchen and refits to the bathroom and ensuite. There is an entrance hall leading to a large light sitting room having bay window to the front, a dining room with double doors to the rear garden, a beautifully planned kitchen, a utility and a cloakroom. There is an ensuite to the main bedroom and a family bathroom. To the front of the property there is a generous parking area. The rear garden is most thoughtfully set out with hard landscaping including a generous patio.

### MATERIAL INFORMATION

A detached four bedroom house constructed approximately 30 years ago. Mains; water, drainage, electricity and gas are connected. Heating - gas fired central heating to radiators. Broadband - all broadband speeds including Ultrafast are likely to be available. Mobile phone coverage - likely predicted availability according to Ofcom; EE and Vodafone good outdoor and variable in home, O2 and 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. 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. D.





## Key Features

- Significantly improved four bedroom detached house
- Original Langford Village location
- Refitted kitchen and bathrooms
- Lovely large living room
- Separate dining room
- Utility room and cloakroom
- Ample parking
- End of close location
- Viewing highly recommended

## The Location

Pleasantly located in an end of close position, amongst other similar detached properties. The original Langford Village is a highly desirable and very popular area offering well regarded primary school, a parade of shops and a public house. 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:

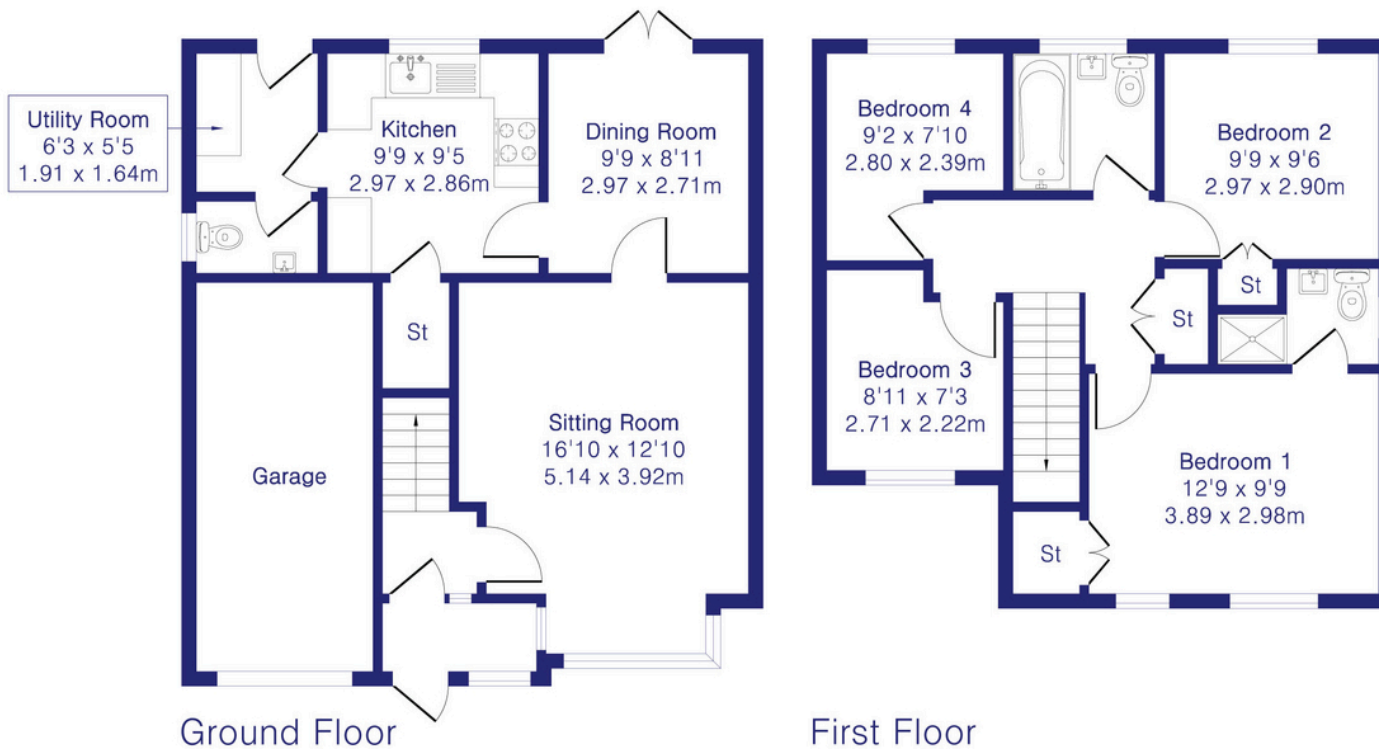
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other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

**Approximate Gross Internal Area 1056 sq ft - 98 sq m  
(Excluding Garage)**

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 542 sq ft – 50 sq m



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