



12 Sharpes Cottages Launton, Bicester, OX26 5BU

Guide Price £350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A recently refurbished and updated two double bedroom end of terrace period stone cottage with parking. Located in this popular village with easy access to the shops.

An entrance porch leads into the refitted kitchen/breakfast room with stairs to the first floor. There is a very handy cloakroom and the sitting room is at the rear with French doors to the garden. Upstairs there are two double bedrooms with a new shower room. Outside both gardens are low maintenance. The rear garden has a patio, raised flower beds. As well as the off road parking to the front, there is parking for one car behind double gates at the rear.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available. Mobile – according to Ofcom there is good outdoor coverage for EE and Three & variable outdoor coverage for O2 & Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request.

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.

Local Authority: Cherwell District Council - B. EPC. F





## Key Features

- Two Double Bedrooms
- Sitting Room
- Kitchen and Dining Room
- Shower Room
- Cloakroom
- Gardens
- Village Location
- Close to Shops and Amenities
- Period Stone Cottage
- Electric Central Heating to Radiators

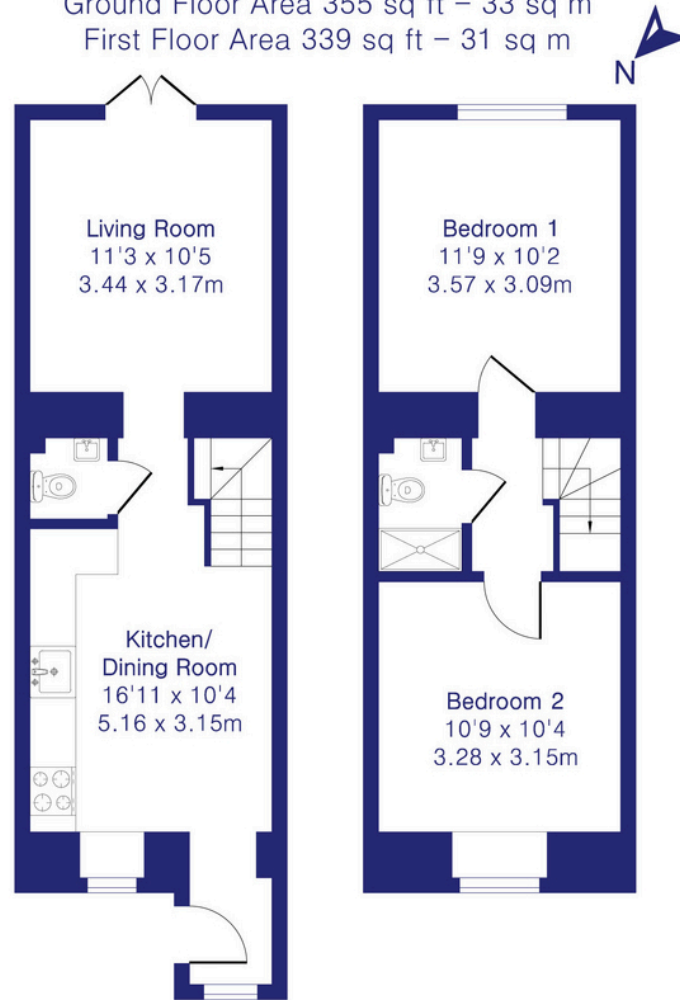
## The Location

Local Shops 0.1m and 0.2m  
Bicester Market Square 2.2m  
Oxford Carfax Tower 16.4m  
London 65.6m  
Bicester North Station (London Marylebone from approx. 50 mins) 2.3m  
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 2.3m  
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 2.4m  
All times and distances are approximate.

**Approximate Gross Internal Area 694 sq ft - 64 sq m**

Ground Floor Area 355 sq ft – 33 sq m

First Floor Area 339 sq ft – 31 sq m



Ground Floor

First Floor

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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