



81 Kempton Close, Bicester, OX26 1AD

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An impressive four double bedroom detached family home with; two en-suites and a super flexible open plan kitchen/dining/family space. Ideally located opposite the play area and close to St Edberg's School.

Off the airy reception hall are the stairs to the first floor, a cloakroom, the dual aspect sitting room with French doors to the garden, a study/family space which is open to the fitted kitchen dining or alternative family space also with French Doors to the garden. Upstairs the principal bedroom has fitted wardrobes and both the principal and second bedroom has an ensuite. There are two further double bedrooms and a family bathroom. Outside the front garden has a lawn, flower beds and a low hedge with a driveway to the side with two parking spaces leading to the detached single garage. The rear garden is part walled with patios and lawn

MATERIAL INFORMATION

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom - Superfast and Ultrafast broadband are available. Mobile – according to Ofcom - there is good coverage outdoor and variable indoors for Three & Vodaphone and good outdoor coverage for EE & O2 (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.

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





Key Features

- Four Double Bedrooms
- Dual Aspect Sitting Room
- Open Plan Kitchen Dining or Family Room
- Study or Family Room
- Two or Three Parking Spaces and a Detached Garage
- Part Walled Garden
- Opposite Play Area and Close to School
- Quiet Close
- Gas Central Heating to Radiators

The Location

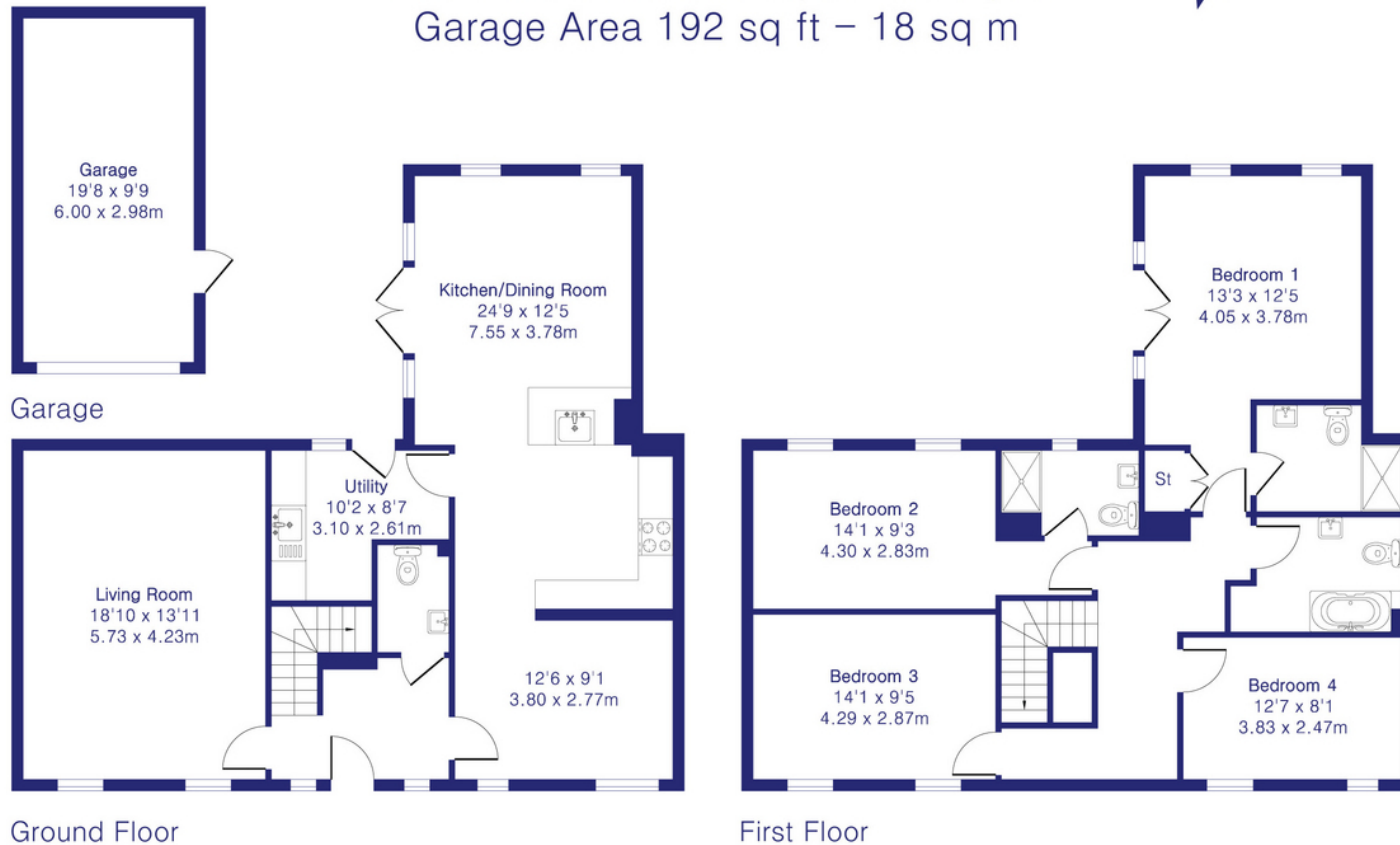
Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities.

Approximate Gross Internal Area 1788 sq ft - 166 sq m (Excluding Garage)

Ground Floor Area 894 sq ft – 83 sq m

First Floor Area 894 sq ft – 83 sq m

Garage Area 192 sq ft – 18 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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