



Cotswold Way, Calvert Green, MK18 2FH

Guide Price £660,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A spacious very well presented and maintained five bedroom detached house, located in a quiet modern village. There is a beautiful private landscaped garden backing on to woodland. You enter a bright spacious hallway with a cloakroom. There are double doors on the left lead into the dual aspect sitting room with feature fireplace and French doors to the garden. The dining room has double doors to the sitting room and a further door to the hall and the kitchen is comprehensively fitted with integrated appliances, a free standing Island and a utility room. The first floor has five bedrooms with the principal and guest bedrooms having fitted wardrobes and ensuites, there are two further double and a good size single bedroom and a family bathroom. The front garden has mature shrubs and is enclosed by low railings with the driveway to the side providing parking for four cars, EV charging point and access to the double garage. The beautiful landscaped rear garden has been thoughtfully laid out with mature trees, shrubs, lawns, a patio and backs onto a woodland.

MATERIAL INFORMATION

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and in home coverage for EE, good outdoor coverage for Three & Vodafone and poor to none outdoors for 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: Aylesbury District Council - F. EPC -





Key Features

- Five Bedrooms
- Dual Aspect Sitting Room with a Feature Fireplace
- Dining Room
- Comprehensively Fitted Kitchen with an Island
- Study
- Utility Room
- Beautiful Mature Landscaped Gardens
- Detached Double Garage
- Parking for Four Cars and Ev Charger
- Solar Panels and Electric Air Source Heat Pump to Radiators



The Location

Local Shops 0.4m

Bicester Market Square 8.8m

Buckingham Market Square 7.9m

Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 9.3m

Bicester North Station (London Marylebone from approx. 50 mins) 10.3m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 9.9m

All times and distances are approximate.



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.

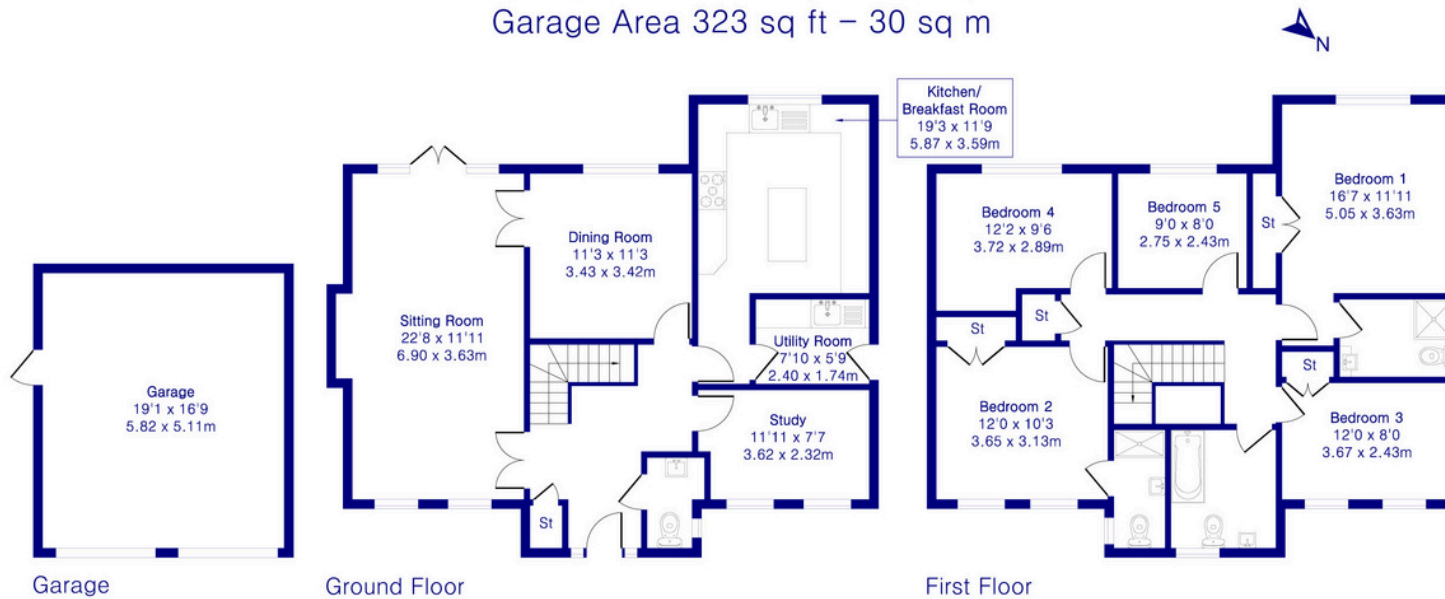
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

**Approximate Gross Internal Area 1797 sq ft - 167 sq m
(Excluding Garage)**

Ground Floor Area 893 sq ft – 83 sq m

First Floor Area 904 sq ft – 84 sq m

Garage Area 323 sq ft – 30 sq m



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