



3 Marie Close, Poundon, OX27 9BH

Guide Price £625,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A substantial and well presented four bedroom detached house with generous gardens, set in an attractive village. No onward chain. There is a large dual aspect sitting room, with double doors to the south west facing garden and a fireplace. Additionally there is a good sized study, a dining room which interconnects to the refitted kitchen. All four bedrooms are well proportioned with ensuite to the master. There is a pleasant garden with driveway parking and garage. The rear garden is both well proportioned and south west facing. Viewing highly recommended.

### MATERIAL INFORMATION

A traditionally constructed detached house, believed to have been built approximately 30 years ago. Mains water, drainage and electricity are connected. Oil fired central heating to radiators. Broadband - according to Ofcom - standard and ultrafast broadband are available, Superfast is not. Predicted mobile phone availability - according to Ofcom - indoors for voice Three and 02 are predicted to have limited availability. EE and Vodafone have none. Indoors for data Three is predicted to have limited availability, EE, 02 and Vodafone have none. Outdoors all service providers are likely to have availability for both voice and data.

Restrictive covenants are in place - further details are available on request and should be checked before arranging a viewing. 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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority: Aylesbury Vale District Council - F. EPC - D







## Key Features

- Substantial detached house
- Light, bright rooms
- Four double bedrooms
- Generous south west facing garden
- Three reception rooms (with dining room interconnected to kitchen)
- Refitted kitchen
- Refitted bathroom and ensuite
- Double garage
- End of chain
- See our website for up-to-date material information.

## The Location

Situated within a small close of only three properties. Poundon is a small and attractive village in the Buckinghamshire side of the Bucks/Oxford border. The nearby market town of Bicester (approximately 5 miles) provides for all everyday needs as well as offering mainline railway services to Oxford, Birmingham and London Marylebone (approximately 45 minutes).

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.

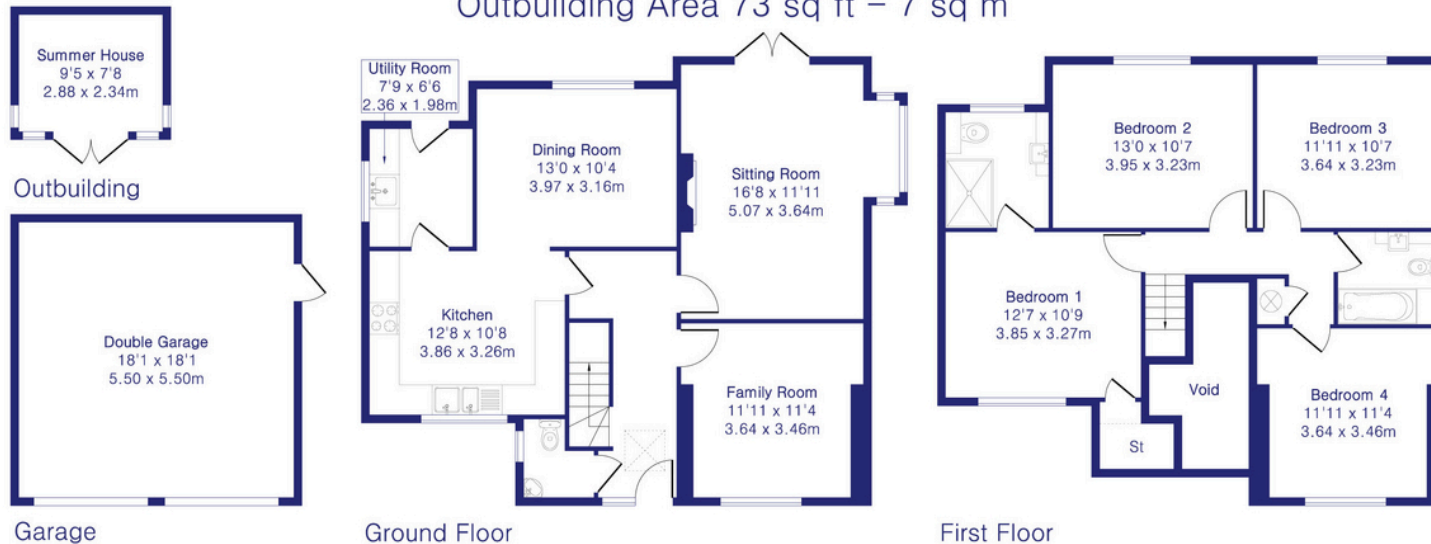
## Approximate Gross Internal Area 1958 sq ft - 182 sq m

Ground Floor Area 825 sq ft – 77 sq m

First Floor Area 734 sq ft – 68 sq m

Garage Area 326 sq ft – 30 sq m

Outbuilding Area 73 sq ft – 7 sq m



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