



Tooley's Cottage The Green, Bletchington, OX5 3DA  
Guide Price £350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated in the popular village of Bletchington a two bedroom cottage in need of some updating being sold with no onward chain.

Accommodation comprises entrance hall, living room, kitchen/dining. On the first floor there are two bedrooms, bathroom and study.

Gardens to the front and rear of the property.

No onward chain.

The property is with in easy reach of local school, park and shop.

Additional information to note:

- Mains gas, electric and water are connected.
- OFCOM checker confirms either standard to ultrafast broadband is available.
- OFCOM checker indicates coverage is variable outdoor with EE, 02, Three & good outdoor with Vodafone.
- Gov.co.uk indicates a medium chance of surface water flooding between 2040 - 2060.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. 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.

EPC Rating: E

Council Tax Band: D





## Key Features

- Village location
- Two bedrooms
- Living room
- Kitchen
- Bathroom
- Study
- Gardens
- No onward chain

## The Location

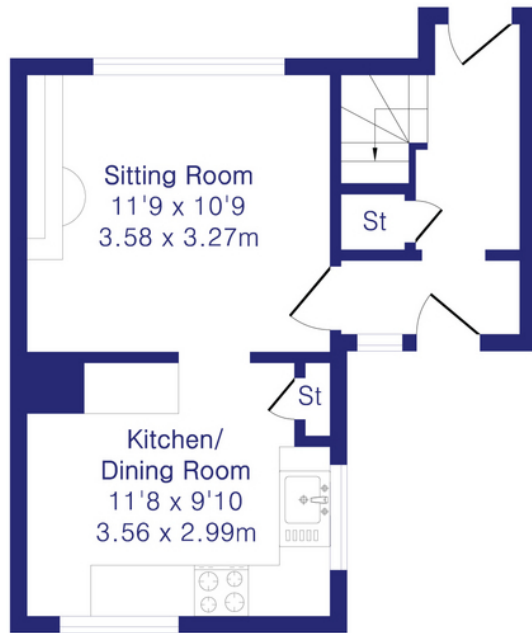
Bletchington is a charming and sought after village situated just 9 miles to the North of the centre of the University City of Oxford. Within Bletchington is a New Village Hall, Parish Church and New Primary School, sports field, Sports/social club fielding both football and cricket teams. The nearby villages of Weston on the Green and Kirtlington provide village shops/Post Office facilities. Communications are excellent with Junction 9 of the M40 approximately 4 miles away, as well as access to Oxford via the A34. There is a fast train service from Bicester to London Marylebone in approximately 1 hour and Oxford Park Way Station, Kidlington to London benefits local residents even further. A regular bus service runs to Oxford and Bicester.



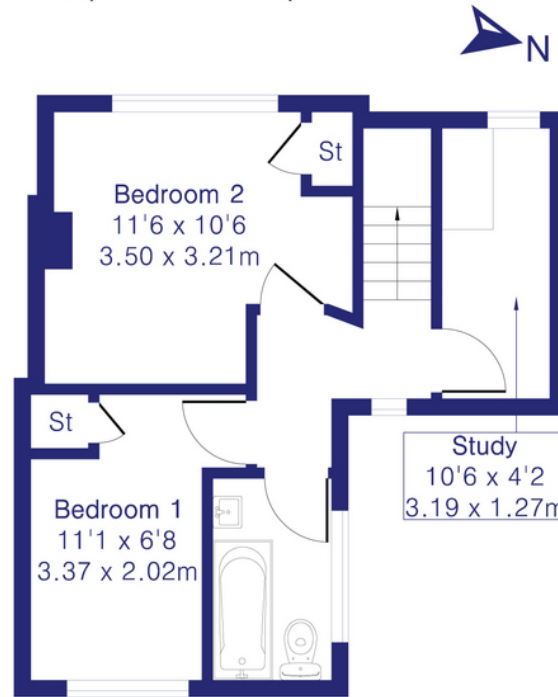
## Approximate Gross Internal Area 664 sq ft - 61 sq m

Ground Floor Area 326 sq ft – 30 sq m

First Floor Area 338 sq ft – 31 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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