



2 Wayside Cottages Fringford, Bicester, OX27 8RG  
Guide Price £375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A delightful mid-19th Century cottage with a lovely private garden in a super rural location. The property has many charming features and is ready to move into. No onward chain.

The ground floor offers a kitchen/dining room, a sitting room opens onto a Victorian style conservatory. The first floor has two good bedrooms the master of which enjoys lovely rural views. There is a generously proportioned private and attractive rear garden, also a garage and a former outside privy (not shown on plan).

### MATERIAL INFORMATION

A traditionally constructed semi-detached cottage, believed to date from around 1870. Mains; electricity is connected, private sewage and water connections. Liquid propane (bottled) gas central heating. Broadband - according to Ofcom - standard broadband likely to be available. Mobile phone coverage - Ofcom predicted likely availability; EE good outdoor and indoor, 02, Three and Vodafone, good outdoor variable indoor. 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. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. The property has a shared driveway and other communal commitments, we advise buyers to take their own legal advice.

Local Authority - Cherwell District Council - D. EPC - G.



## Key Features

- Lovely semi-detached period cottage
- Excellent semi-rural location
- No onward chain
- Generous private garden
- Garage
- Sitting room and large conservatory
- Two good bedrooms
- Viewing highly recommended

## The Location

Located in a lovely rural position approximately one mile to the north of Bicester. Bicester is a thriving historic market town with an excellent range of shopping and recreational opportunities. Bicester has two mainline rail stations with services between them to Marylebone, Oxford and Birmingham. The property is well placed for access to Junctions 9 and 10 of the M40.

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.

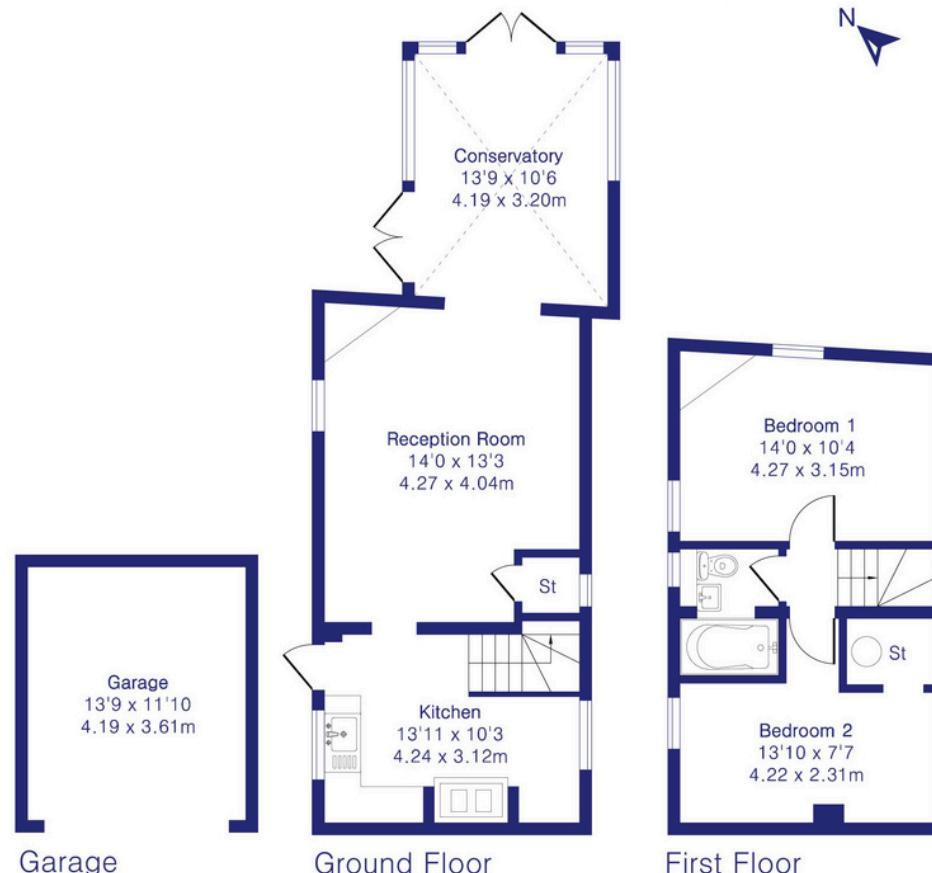
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

## Approximate Gross Internal Area 881 sq ft - 81 sq m (Excluding Garage)

Ground Floor Area 532 sq ft - 49 sq m

First Floor Area 349 sq ft - 32 sq m

Garage Area 163 sq ft - 15 sq m



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