



Bicester Road, Stratton Audley, OX27 9BT

Guide Price £735,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An excellent four bedroom detached house enjoying a super edge of village location, in one of the areas most desirable villages. This well thought out and extensively updated property has; generous gardens, attractive views and a well considered design. There is an entrance hall with cloakroom and storage off, a large dual aspect living room with; fireplace, windows to the rear and bi-folding doors to the patio. Separate dining room and a smart kitchen/breakfast room with ample storage and lots of work surface. Four first floor bedrooms, including a generous master bedrooms with stylish ensuite. The family bathroom has been beautifully refitted. To the front there is parking for a number of vehicles, the garage has a personal door to the house. The garden is a beautiful feature of the property delightfully landscaped and backing on to open fields.

MATERIAL INFORMATION

A traditionally constructed four bedroom detached house probably built around 35 years ago. The property is located in a conservation area. Mains; water, drainage and electricity are connected. Oil fired central heating to radiators. Broadband - we are informed that the property has fibre connections. Mobile phone coverage, likely predicted coverage according to Ofcom; good outdoor for all service providers. 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.

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





Key Features

- Excellent four bedroom detached house
- Super edge of village location
- Highly sought after village with pub and other amenities
- Dual aspect living room with fireplace
- Separate dining room
- Thoughtfully designed kitchen
- Four proper bedrooms
- Ensuite to master bedroom
- Refitted bathroom
- Delightful and generous gardens with garage and parking



The Location

Backing onto open countryside within the highly desirable village of Stratton Audley. Stratton Audley has an active local community, a village pub and a fine parish church. The nearby market town of Bicester (2 miles), provides for all everyday needs as well as having excellent rail services to Oxford, Birmingham and London Marylebone. The motorway network is easily accessible, via both Junctions 9 and 10 of the M40.



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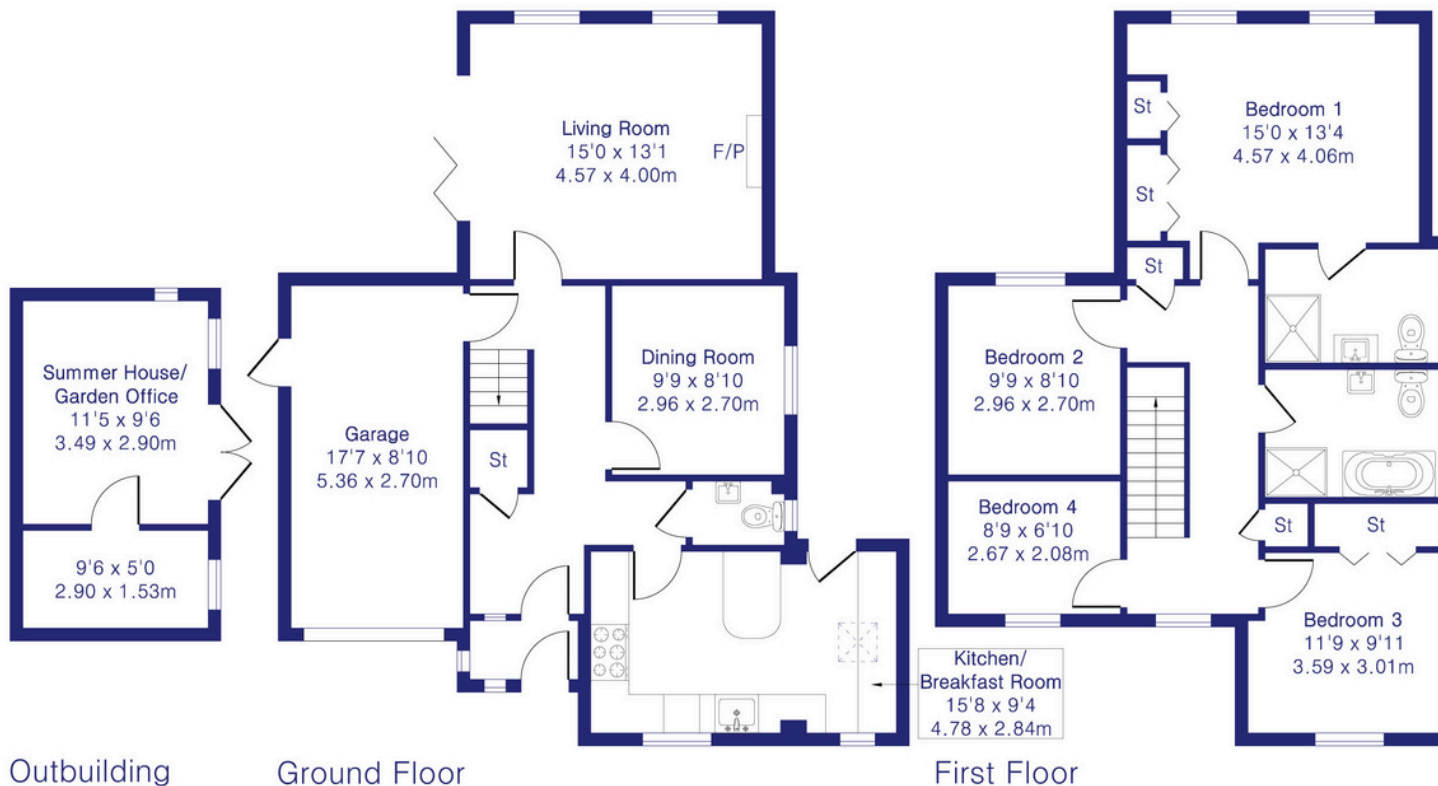
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 1622 sq ft - 151 sq m (Including Garage & Outbuilding)

Ground Floor Area 770 sq ft – 72 sq m

First Floor Area 692 sq ft – 64 sq m

Outbuilding Area 160 sq ft – 15 sq m



Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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