



Church Road, Ardley, OX27 7NP

Guide Price £700,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An attractive detached stone cottage over three floors with three bedrooms, the kitchen opens into a super statement green oak addition, making a fabulous dining/family room and an indulgent principal bedroom suite occupying the second floor and mature gardens.

From the hall there is a utility/cloakroom, dual aspect sitting room with a fireplace with wood burning stove, a fitted cupboard and French doors opening to the garden. On the left of the hall are double doors into a splendid open plan dining/family room and kitchen with a comprehensive range of wall and base units. The kitchen opens into a stunning oak framed extension with a lantern window, air conditioning and French doors and bi-fold doors to the garden. On the first floor there are two double bedrooms, both with wardrobes, and a family bathroom and on the second floor there is an indulgent principal bedroom suite with dressing area and en suite. To the front of the property there is a low wall and parking for two cars with an EV charging point. There is gated access to the attractive rear garden with decked and brick patios, pergola, lawn, flower beds and views over fields.





## Key Features

- Three Double Bedrooms
- Sitting Room
- Open Plan Kitchen Dining Family Room
- Super Oak Framed Extension
- Principal Bedroom with Dressing Area and En Suite
- Utility Cloakroom
- Mature Garden
- Parking for Two Cars with EV Charging Point
- Oil Fired Central Heating to Radiators



## The Location

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Superfast broadband are available. Mobile – according to Ofcom - there is good outdoor and in home for EE, good outdoor coverage for O2 & Vodafone and variable outdoor for Three ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). There are proposals for a number of new building and infrastructure projects in the area and interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. 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 Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. Local Authority - Cherwell District Council - E. EPC - D



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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.

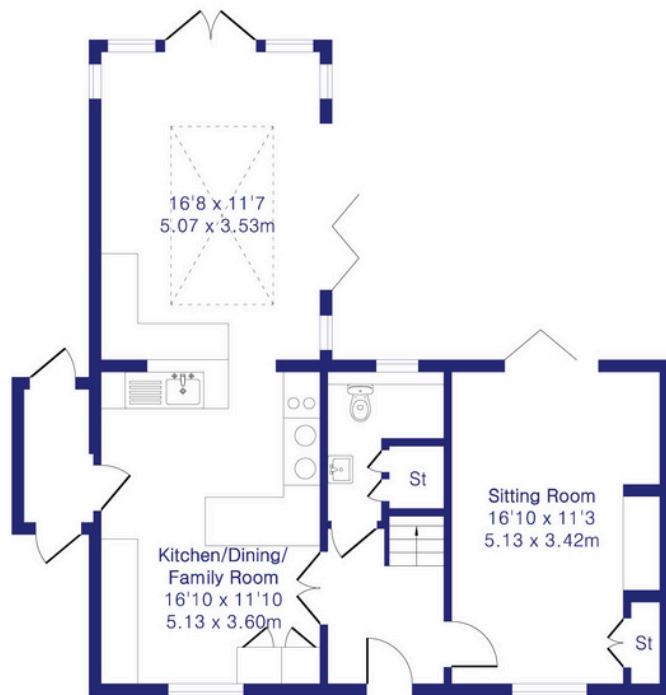
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

## Approximate Gross Internal Area 1586 sq ft - 147 sq m

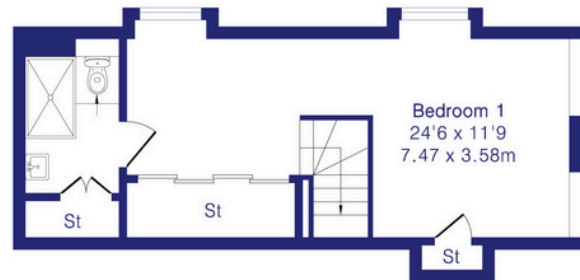
Ground Floor Area 742 sq ft – 69 sq m

First Floor Area 507 sq ft – 47 sq m

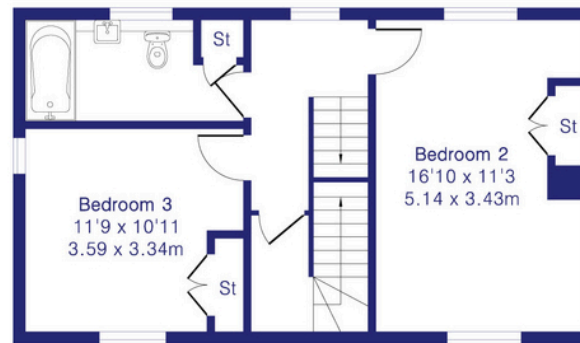
Second Floor Area 337 sq ft – 31 sq m



Ground Floor



Second Floor



First Floor

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