



70 Whitelands Way, Bicester, OX26 1AB

Guide Price £625,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented detached five bedroom house over three floors. It has adaptable and flexible accommodation to suit a wide variety of owners. It is located close to the shops, amenities, Bicester town centre and Bicester Village. Off the hall there is a cloakroom, a spacious kitchen/family room to the left, with bi fold doors out to the garden. On the right there is a dining/family room or study, at the end of the hall is the sitting room with a media wall and a feature fire, and bi fold doors to the garden. On the first floor there is a bedroom suite with ensuite and dressing area, two further spacious double bedrooms with fitted wardrobes and a single bedroom along with a family bathroom. The principal bedroom occupies the entire second floor with an ensuite and dressing room. The front garden is low maintenance and enclosed by railings. The private rear garden is part walled and has patios, artificial grass, flower beds and leads to the integral garage and parking at the rear.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile – according to Ofcom there is good outdoor and variable in home coverage for O2 & Vodafone and good outdoor coverage for EE and Three ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request.

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



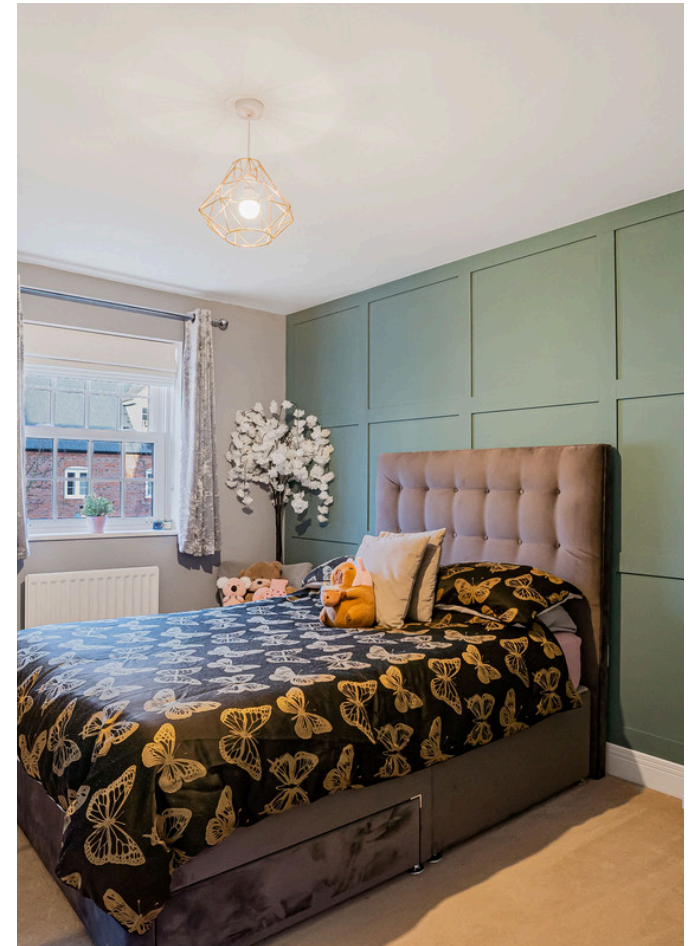


## Key Features

- Five Bedrooms
- Sitting Room
- Dining, Family Room or Study
- Fitted Kitchen with Integrated Appliances
- Principal Bedroom Suite over the Whole Second Floor
- Further Bedroom Suite
- Two Further Double and a Single Bedroom
- Garage and Two Allocated Parking Spaces
- Attractive Low Maintenance Garden
- Gas Fired Central Heating to Radiators

## The Location

Local Shops 0.2m  
Bicester Market Square 1.1m  
Bicester Village 0.6m  
Bicester North Station (London Marylebone from approx. 50 mins) 1.4m  
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.2m  
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.1m  
All times and distances are approximate.



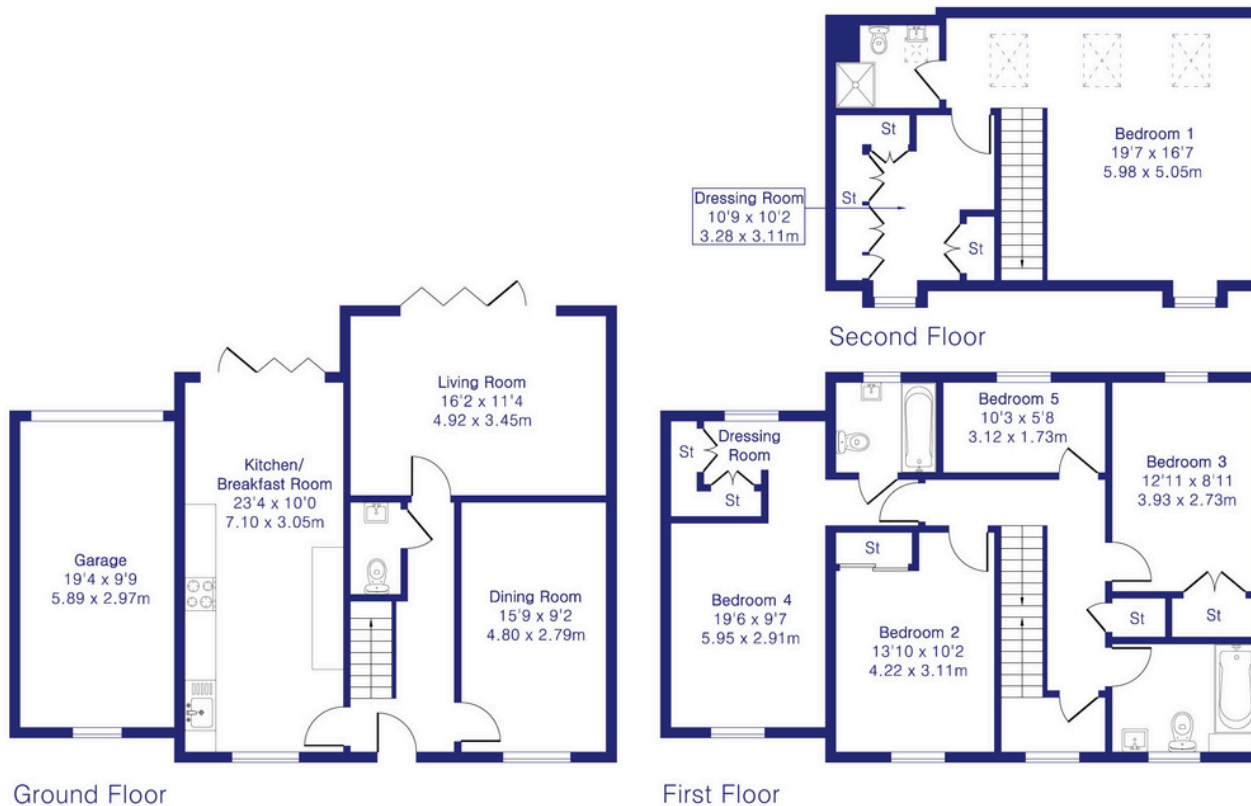
**Approximate Gross Internal Area 1950 sq ft - 181 sq m  
(Excluding Garage)**

Ground Floor Area 687 sq ft – 64 sq m

First Floor Area 820 sq ft – 76 sq m

Second Floor Area 443 sq ft – 41 sq m

Garage Area 188 sq ft – 17 sq m



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.

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