



1 Chatham Close, Heyford Park, OX25 5DD

Guide Price £430,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An excellent three bedroom detached house, beautifully presented and significantly improved. Located in the highly desirable Heyford Park area. No onward chain. This Dorchester Living built house was completed approximately four years ago and is in super condition. There is a generous living room with a recently installed media wall and bi-fold doors opening on to a patio and leading to the rear garden. The kitchen has been refitted to an exceptional standard with a good range of fitted appliances and quality throughout. Additionally on the ground floor there is a hallway and cloakroom. The main bedroom has an ensuite shower room and a built in wardrobe with custom built storage. Two further good size bedrooms and a family bathroom. Driveway parking, single garage with power and light and a well proportioned rear garden with patio. Viewing highly recommended.

MATERIAL INFORMATION

A detached three bedroom house, completed in 2022. Mains; water, drainage, gas and electricity are connected. Heating - gas fired boiler to radiators.

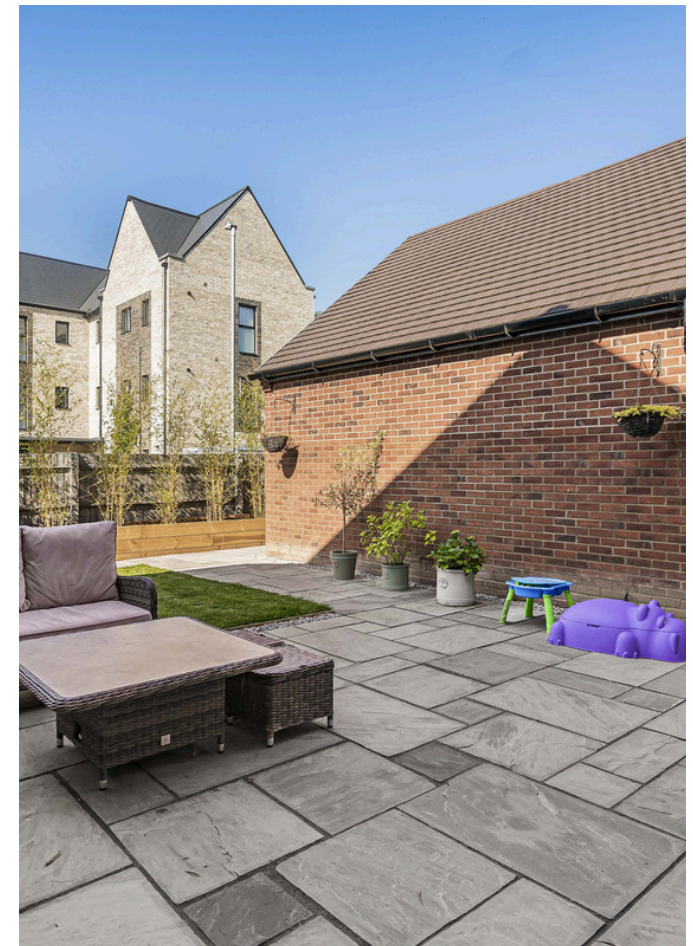
Broadband - Ofcom states - that all broadband speeds up to and including Ultrafast are available.

Predicted mobile phone availability - Predicted mobile phone availability - according to Ofcom; EE good outdoor and in home, O2 good outdoor, Three and Vodafone variable outdoor.

The property is in a conservation area. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

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





Key Features

- Significantly improved and beautifully presented three bedroom detached house
- No onward chain
- High quality refitted kitchen
- Super living room with media wall and bi-fold doors to rear garden
- Ensuite to master bedroom
- Garage and good off-road parking
- Beautifully landscaped rear garden
- Mainly local amenities close at hand
- Schools for all ages available locally

The Location

Enjoying an excellent position, convenient to schools and public open space within Heyford Park. Heyford Park is a vibrant and thriving new community with schools for all ages, a range of shops, a hotel, a public house and many public open spaces. Junction 10 of M40 is easily accessible as is Bicester, with its mainline railway stations providing services to London Marylebone, Oxford, Birmingham and now on the new East-West rail link.

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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.

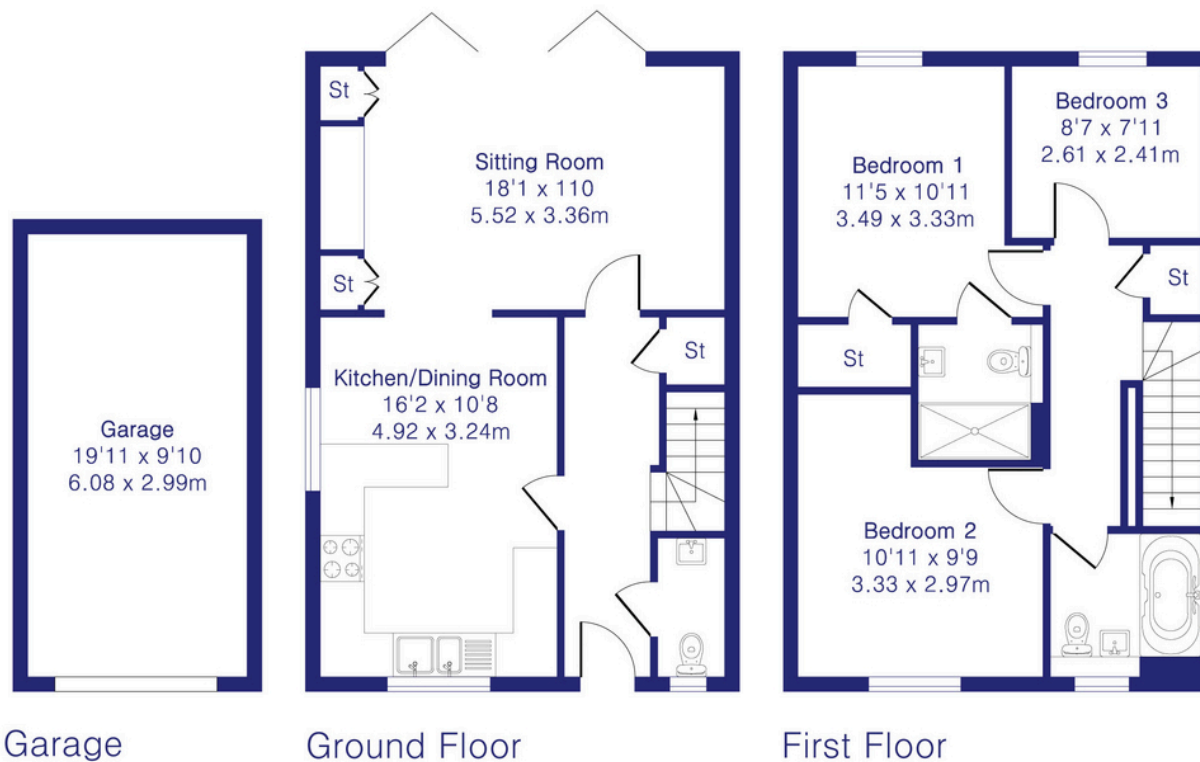
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 981 sq ft - 91 sq m (Excluding Garage)

Ground Floor Area 482 sq ft – 45 sq m

First Floor Area 499 sq ft – 46 sq m

Garage Area 196 sq ft – 19 sq m



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