



Corncrake Way, Bicester, OX26 6UE

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A fabulous detached four bedroom house exceptional quality, having been extended, reconfigured and updated. First class location on New Langford. This beautifully presented house offers light, bright and spacious accommodation over two floors. There is an entrance hall with cloakroom off, sitting room with bay window to front and a wide opening to the stunning kitchen/dining/family room. This open plan room was refitted around four years ago with the kitchen having a wonderful contemporary feel, a large island and integrated appliances including; dishwasher, fridge/freezer, microwave, oven, coffee machine, induction hob and wine fridge. The first floor does not disappoint with two quality ensuites and a super four piece bathroom. To the front there is a garden and ample parking. The garage has been sub-divided into two areas and extended to provide a home office. The back garden is beautifully set out with covered outside areas and a hot tub. The garden enjoys a good degree of privacy.

MATERIAL INFORMATION

A detached traditionally constructed four bedroom house believed to date from 2001. Mains; electricity, water, drainage and gas are connected. Gas fired central heating to radiators. Broadband - Ofcom states that all broadband speeds up to and including Ultrafast are likely to be available. Mobile phone coverage - the likely predicted availability according to Ofcom is good outdoor and variable in home for EE, O2 and Three. Vodafone good outdoor. 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.





Key Features

- Extended, updated and reconfigured detached house
- High quality throughout
- Attractive presentation
- Super open plan living
- Super outdoor space
- Four bedrooms
- Two ensuites
- New Langford location, convenient to Bicester Village Station
- See our website for up to date material information



The Location

Enjoying an pleasant situation within a close, within the highly desirable New Langford area. The property is well positioned for access to Bicester Village Station, Bicester Village and the town centre. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

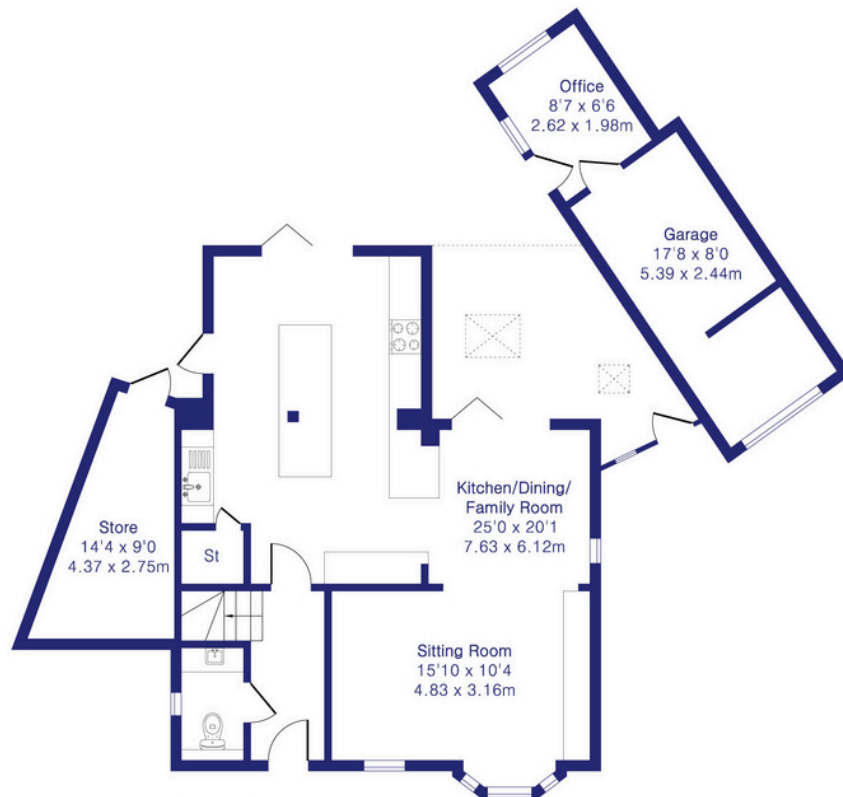


**Approximate Gross Internal Area 1393 sq ft - 130 sq m
(Excluding Garage)**

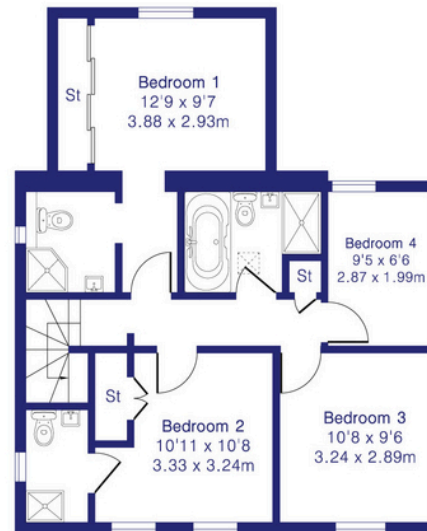
Ground Floor Area 751 sq ft – 70 sq m

First Floor Area 642 sq ft – 60 sq m

Garage Area 200 sq ft – 19 sq m



Ground Floor



First Floor

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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