



1 Epsom Way, Bicester, OX26 1BN

Guide Price £500,000

THOMAS  
MERRIFIELD  
SALES LETTINGS

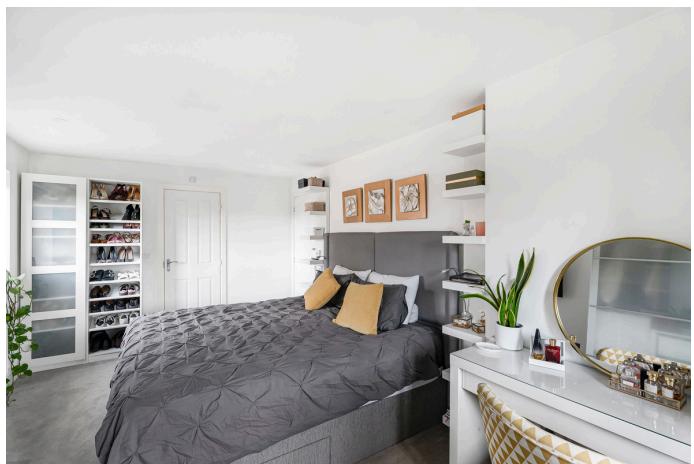


## The Property

Built in 2016 a beautifully presented, double fronted, bright and airy semi detached house with four spacious bedrooms. Ideally located in a quiet position, overlooking a green open space.

Off the hall there is a cloakroom, the sitting room and the fitted kitchen which has built in appliances including an 'American' style fridge freezer, from the kitchen is a handy utility room, again with appliances. Upstairs three of the four bedrooms have fitted wardrobes, and the principal bedroom also has an en suite. There is a parking space in front of a very useful gated car port which in turn leads to a single garage. The rear garden is predominantly walled with both paved and decked patio's, a lawn and a flower bed and there are also flower beds to the front and side gardens.

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 indoor coverage for Vodafone, good outdoor and variable indoor coverage for Three and good outdoor coverage for EE & 02([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.



Bicester provides for all your everyday needs including; a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities, clubs, associations and recreational possibilities.

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

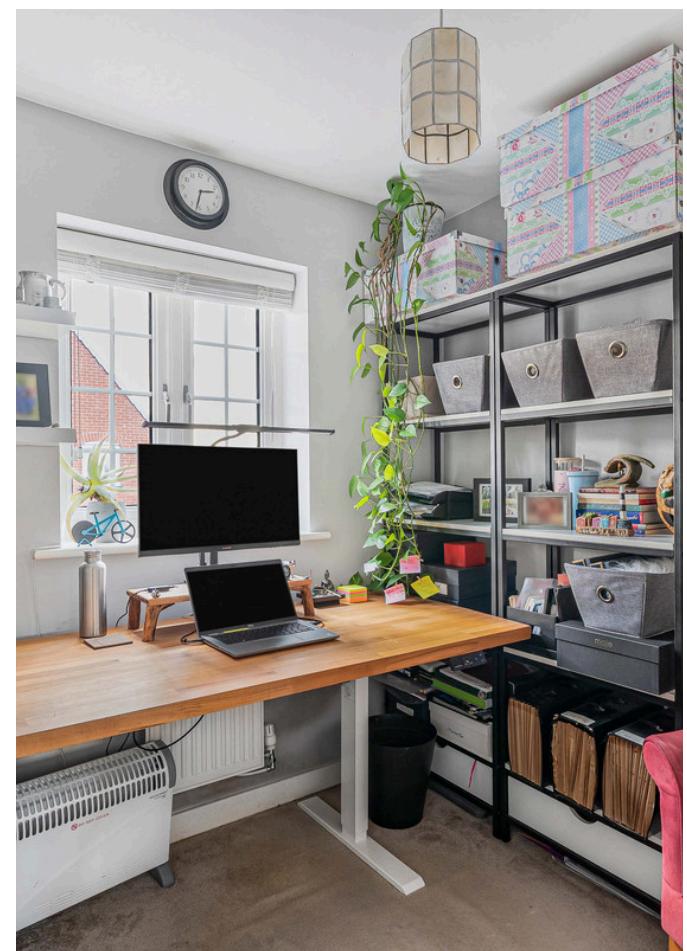


## Key Features

- Four Bedrooms
- Bespoke Storage Solutions to Three Bedrooms
- Sitting Room
- Fitted Kitchen Dining Room with Integrated Appliances
- Utility Room with Appliances
- Private Predominantly Walled Garden
- Garage
- Secure Gated Car Port and a Parking Space
- 3 Camera CCTV
- Gas Central Heating to Radiators

## The Location

Directions  
Local Shops 0.2m  
Bicester Market Square 1.1m  
Bicester Village 0.7m  
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  
M40 J9 2.7m  
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.1m  
All times and distances are approximate.



Thomas Merrifield and their clients give notice that:

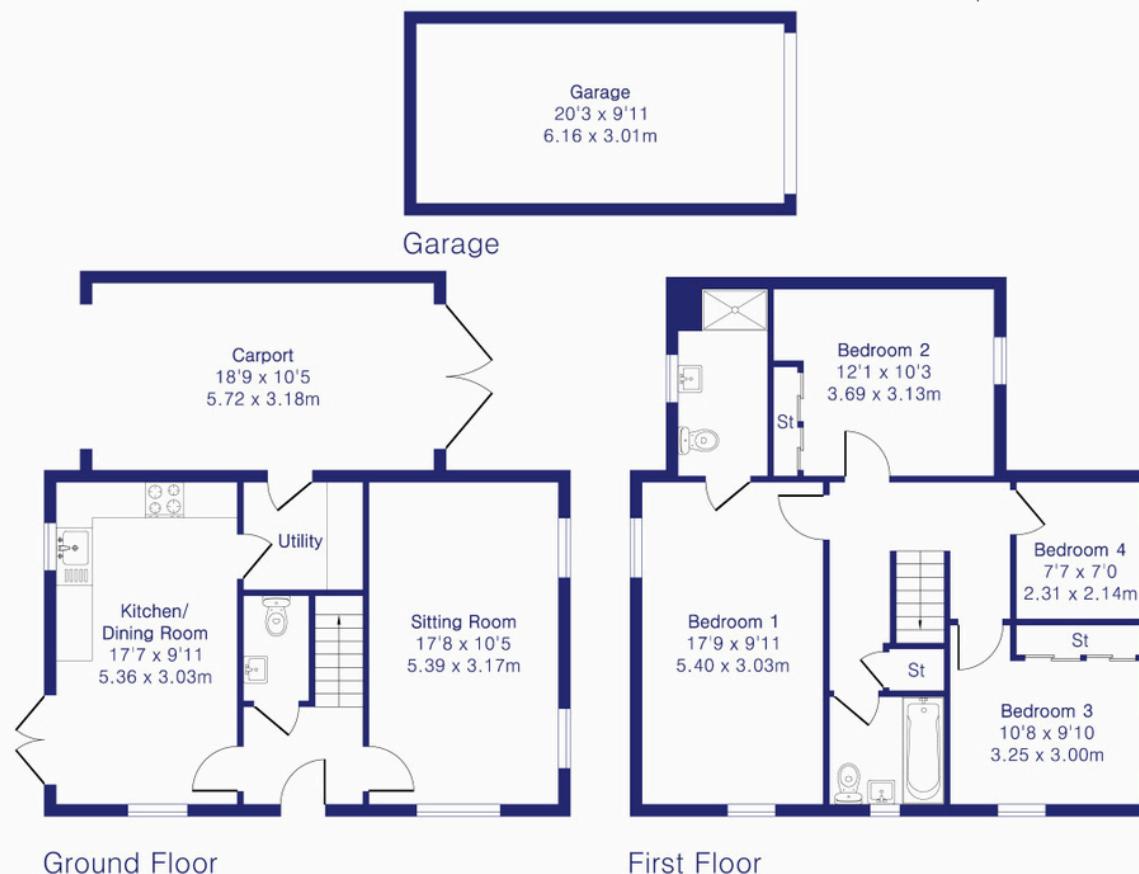
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other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

**Approximate Gross Internal Area 1158 sq ft - 107 sq m  
(Excluding Garage)**

Ground Floor Area 487 sq ft - 45 sq m

First Floor Area 671 sq ft - 62 sq m

Garage Area 200 sq ft - 19 sq m



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