

3, MOORHEN CLOSE, MARSH GIBBON, OX27 0AH

FLOWERS
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Ground Floor

First Floor

Approximate Gross Internal Area

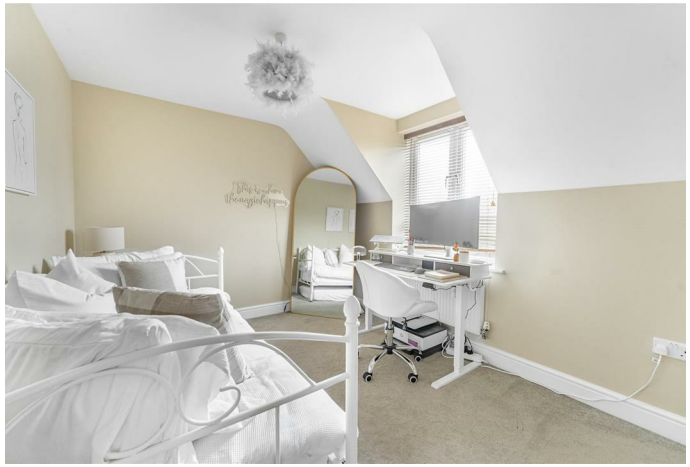
76.0 m² ... 818 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk













3, Moorhen Close, Marsh Gibbon, OX27 0AH

Freehold

- Beautifully presented home in the highly regarded village of Marsh Gibbon
- Two double bedrooms
- Open plan living accommodation with underfloor heating
- Modern kitchen with integrated appliances
- Enclosed rear garden
- Situated within easy reach of an array of lovely local walks
- Off-street parking for one car
- EPC Rating C | Council Tax Band C

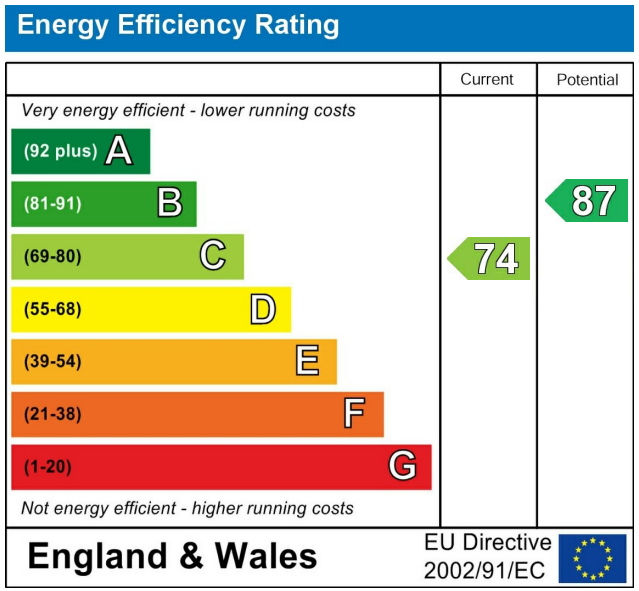
An impeccably presented, high specification semi detached property for sale in the beautiful village of Marsh Gibbon, one of the most sought after locations on the outskirts of Bicester. The property offers sophisticated open plan living, enhanced by striking exposed brickwork and a beautifully designed kitchen featuring premium integrated appliances and contemporary finishes. The first-floor features two spacious double bedrooms, including one with bespoke fitted wardrobes, along with a luxurious bathroom with both a separate bath and a sleek shower cubicle. Outside, the property boasts well maintained front and rear gardens, offering a private outdoor space, as well as allocated off street parking for one vehicle.











Marsh Gibbon is a picturesque village conveniently located between Bicester and Buckingham. With it's stunning rural surroundings, there is an excellent primary school, 3 churches, 2 pubs, a village shop and a village hall. The area provides easy access to the A41 to Aylesbury & the M40 to London & Oxford.

Local Authority: Aylesbury Vale District
Council Tax Band: C

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

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