



Marsh Gibbon, Bicester, OX27 0HA

Guide Price £675,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An individual and spacious three double bedroom detached family home with a super bright and airy family or sunroom, south facing garden and ample parking ideally located in a conservation area in the highly desirable and sought after village on the Buckinghamshire Oxfordshire borders. A handy porch leads into the open plan kitchen dining or family room off which are a further hall, with stairs and a cloakroom, which leads into a sitting room and the super family or sun room at the rear with a vaulted ceiling and a full height gable window at the rear. Upstairs are three double bedrooms and a bathroom, the principal bedroom has a fitted wardrobe and en suite, there are fitted wardrobes to the second bedroom. Outside the front garden is screened from the road by a high hedge and has parking for four cars whilst the south facing rear garden part walled with patios, lawn and mature trees and shrubs

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor with variable in home coverage for EE and good outdoor coverage for 02, Three & Vodafone (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.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Local Authority - Bucks County Council, F. EPC - D





Key Features

- Three Double Bedrooms
- Open Plan Kitchen Family Dining Room
- Sitting Room
- Bright and Airy Family or Sun Room
- South Facing Garden
- Parking for Four Cars
- Excellent Amenities and a Thriving Community
- Bucks Grammer School Catchment
- Oil Fired Central Heating to Radiators
- In a Conservation Area in an Extremely Desirable Village



The Location

The popular village has a thriving local community, good local amenities including a shop and Post Office, pub, Parish and Methodist Church, very active village hall and many sports clubs and societies.

Local Shop 0.5m

Bicester Market Square 5.0m

Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 5.2m

Bicester North Station (London Marylebone from approx. 50 mins) 5.2m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.2m

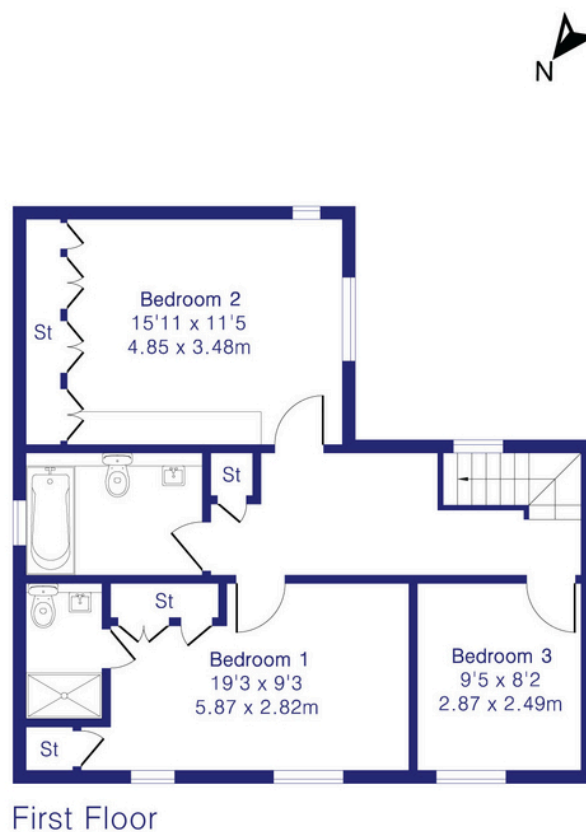
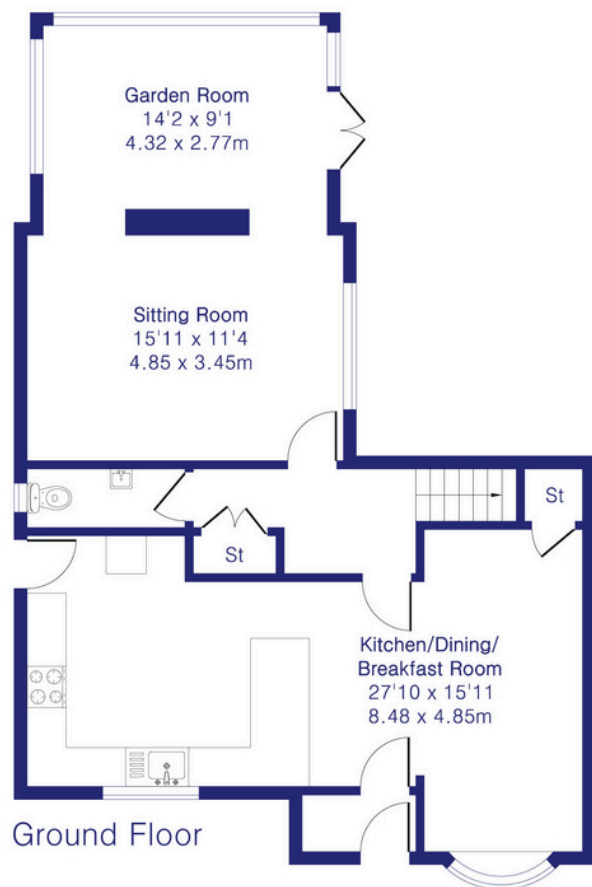
All times and distances are approximate.



Approximate Gross Internal Area 1467 sq ft - 137 sq m

Ground Floor Area 835 sq ft – 78 sq m

First Floor Area 632 sq ft – 59 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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