



Station Road, Launton, OX26 5DS

Guide Price £900,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

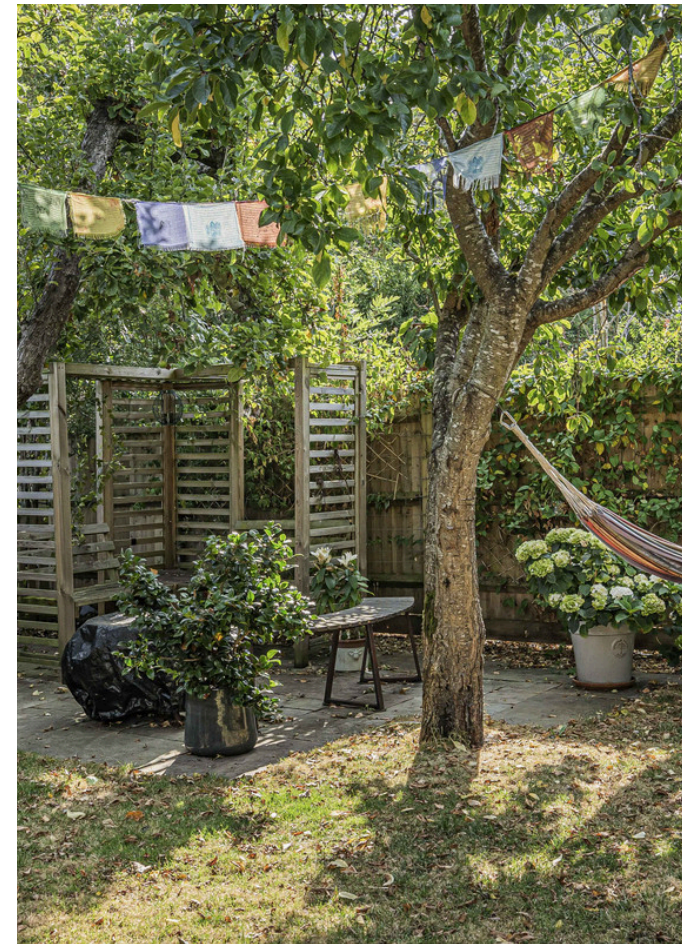




The Property

A handsome detached individual period home, with extensive private garden, set in a highly desirable village. This charming property has been updated and extended to make a truly wonderful family home. On the ground floor there is an entrance hall, two traditional reception rooms, a study and a fabulous kitchen/dining room with bi-fold doors to the rear garden. Additionally on the ground floor there is a shower room and a utility. The first floor offers; five proper bedrooms the master of which is ensuite and a family bathroom. There is parking, a large store and a gloriously private garden. Viewing highly recommended.





Key Features

- An individual detached five bedroom house
- Two traditional receptions room plus study
- Exceptional kitchen/dining room with bi-fold doors to rear garden
- Five well proportioned bedrooms with ensuite to master
- First floor bathroom and ground floor shower room
- Character and interest throughout
- Unusually private, sunny rear garden
- Over 2,000 sq ft of accommodation, plus large garden store
- A desirable village with amenities



The Location

Set in pleasant road within the highly desirable village of Launton. Launton has exceptionally good amenities including; a primary school, two pubs, shops including a post office/store. There is also an active community, playing fields and various sporting clubs. The market town of Bicester (2 miles) provides for all everyday needs as well as having excellent rail links to Oxford, Birmingham and London Marylebone. The motorway network is easily accessible via both Junctions 9 and 10 of the M40.

AGENTS NOTES

A traditionally constructed five bedroom detached house. Mains; water, electricity and drainage. Heating - oil fired boiler to radiators. According to Ofcom - it is likely that all broadband speeds including Ultrafast are available. Mobile phone coverage - likely predicted availability according to Ofcom; EE good outdoor and variable indoor, Three and Vodafone good outdoor, O2 variable outdoor. 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. Cherwell District Council - F. EPC - tbc.



**Approximate Gross Internal Area 2083 sq ft - 194 sq m
(Excluding Garage)**

Ground Floor Area 1093 sq ft – 102 sq m

First Floor Area 990 sq ft – 92 sq m

Garage Area 296 sq ft – 27 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.

Bicester Office
39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253
E bicester@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

**THOMAS
MERRIFIELD**
SALES LETTINGS