



22 Newton Purcell Newton Purcell, Buckingham, MK18 4AY
Guide Price £750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A striking detached house in an idyllic semi rural location, almost opposite the church in this lovely small village. The property has substantial and well thought out family accommodation or around 2,000 sq ft within the house. There are two large reception rooms, a separate study, a kitchen/breakfast room, a utility room and garden room on the ground floor. The first floor offers; four proper bedrooms with an ensuite to the master bedroom. Many of the rooms have attractive views. The rear garden is private and west facing with a number of outbuildings and an area of hard standing.

MATERIAL INFORMATION

A detached house originally a natural stone period cottage, now having later extensions, principally in natural stone with pitched and tiled roofs. Mains water, electricity are connected. Drainage by way of Bio-disc system. Oil fired heating to radiators. There are solar panels.

Broadband - according to Ofcom - standard broadband is available.

Mobile phone coverage - according to Ofcom - EE and Vodafone have indoor coverage. 02 has voice coverage but not data, 3 has no indoor coverage. All listed providers have coverage for all services outdoors.

Properties built pre-2000 may contain asbestos, either in certain materials used in their construction, or in certain materials used 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.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Local authority - Cherwell District Council - G. EPC - C





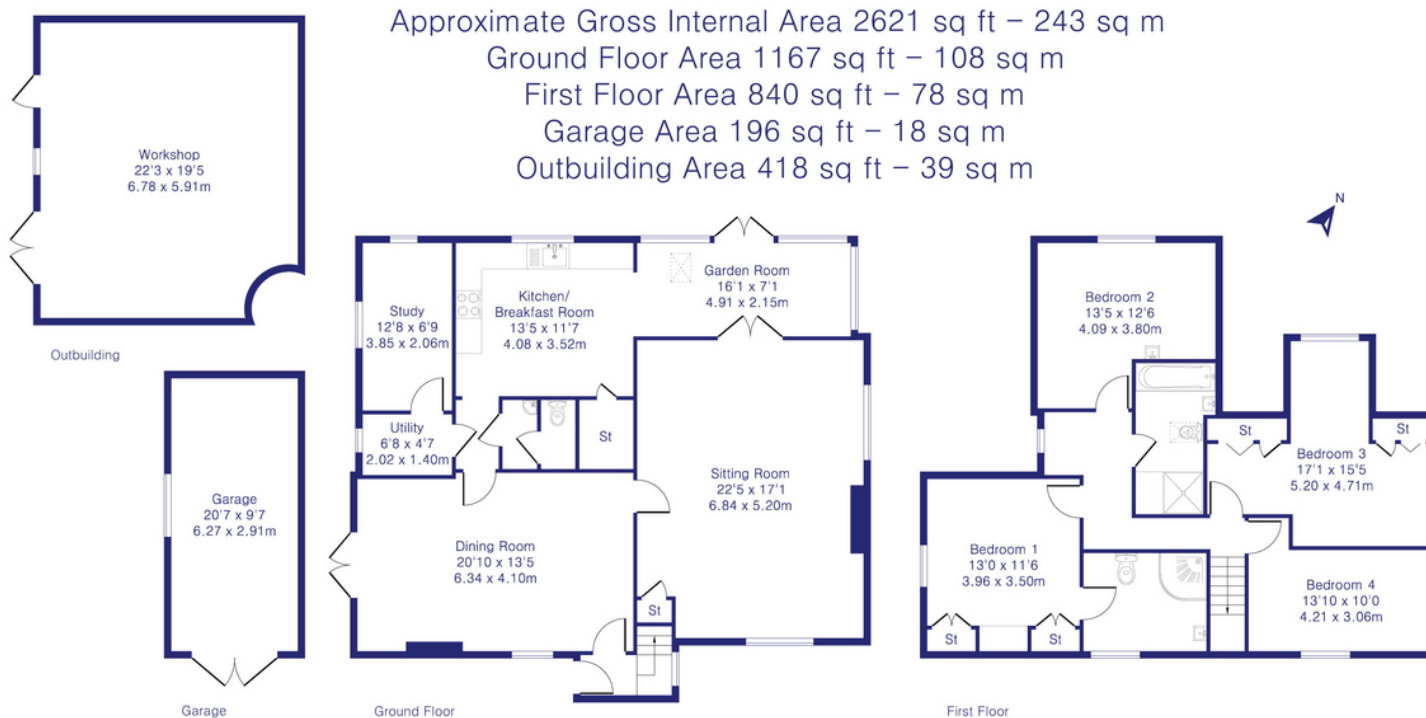
Key Features

- A substantial individual detached house
- Approximately 2,000 sq ft of accommodation
- Generous west facing gardens
- Light bright rooms
- A range of outbuildings
- Delightful setting in small village
- Almost opposite the village church
- Four proper bedrooms with master to ensuite
- Viewing highly recommended
- See our website for up-to-date material information.

The Location

Delightfully situated in a super position with views to open countryside to the rear and an outlook to the Church at the front. Newton Purcell is a most attractive small village on the Oxfordshire/Northamptonshire border. The nearby market town of Bicester provides for all everyday needs, as well as having railway stations with services to Oxford, Birmingham and London. Junction 10 of the M40 is approximately 9 miles distant. Bicester 6 miles, and Buckingham 5 miles.





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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

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