

Garden Quarter, Bicester, OX27 8AF

Guide Price £600,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

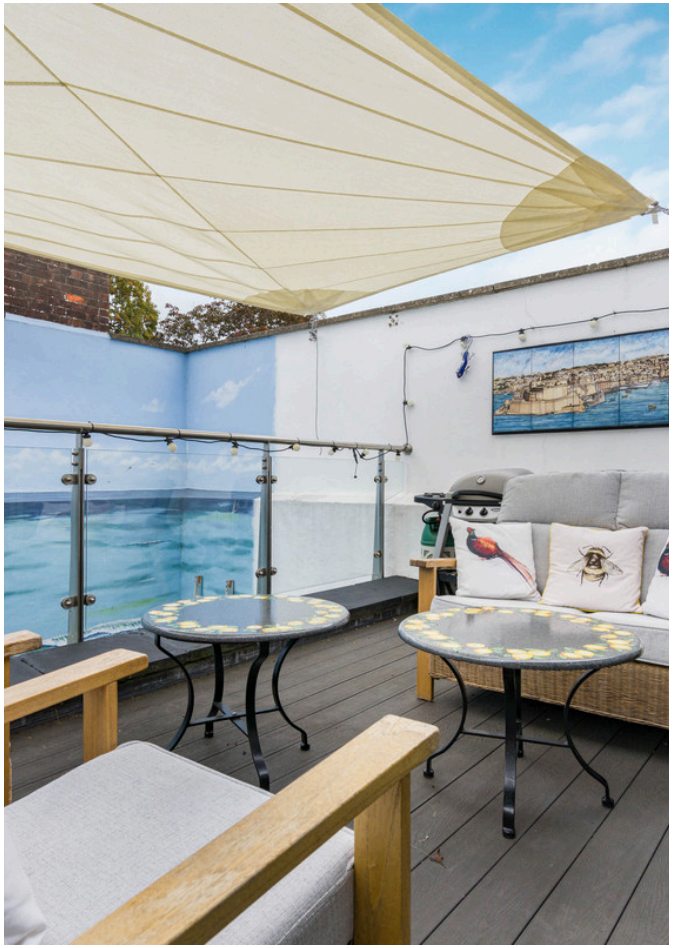
A wonderfully imaginative and well planned conversion of a listed World War II bunker. Set in a conservation area amongst other listed buildings within the grounds of the Garden Quarter, a 23 acre parkland redevelopment of a historic Art Deco style Royal Airforce Base. This truly exceptional property provides a fabulously light, spacious open plan living space with a delightfully relaxing balcony over looking the courtyard garden. The lower floor, sthere are two double bedrooms, one of which is ensuite, a further bathroom and a utility room. The enclosed courtyard garden is super private and entirely enclosed. Viewing highly recommended.

MATERIAL INFORMATION

Completed in 2014, the conversion of a World War II bunker. Grade II listed and set within a conservation area. Mains; drainage, water, gas and electricity are connected. Heating; gas fired central heating to radiators. Broadband - according to Ofcom - all broadband speeds including Ultrafast are likely to be available. Likely predicted mobile phone availability - according to Ofcom; EE good outdoor and variable indoor, 02, Three and Vodafone good 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. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Current Management Company Charge - £1,348.00 pa. Cherwell District Council - D. EPC - C.







Key Features

- A wonderfully imaginative conversion of a World War II bunker
- Beautifully light and spacious living accommodation
- No onward chain
- Super balcony overlooking the courtyard garden
- Garden Quarter location, set amidst twenty three acres of landscaped gardens
- Two comfortable double bedrooms with master ensuite
- Private courtyard garden
- Easily accessible to Bicester Heritage, Bicester Village and Railway Stations
- Parking for two vehicles, plus other on street availability







The Location

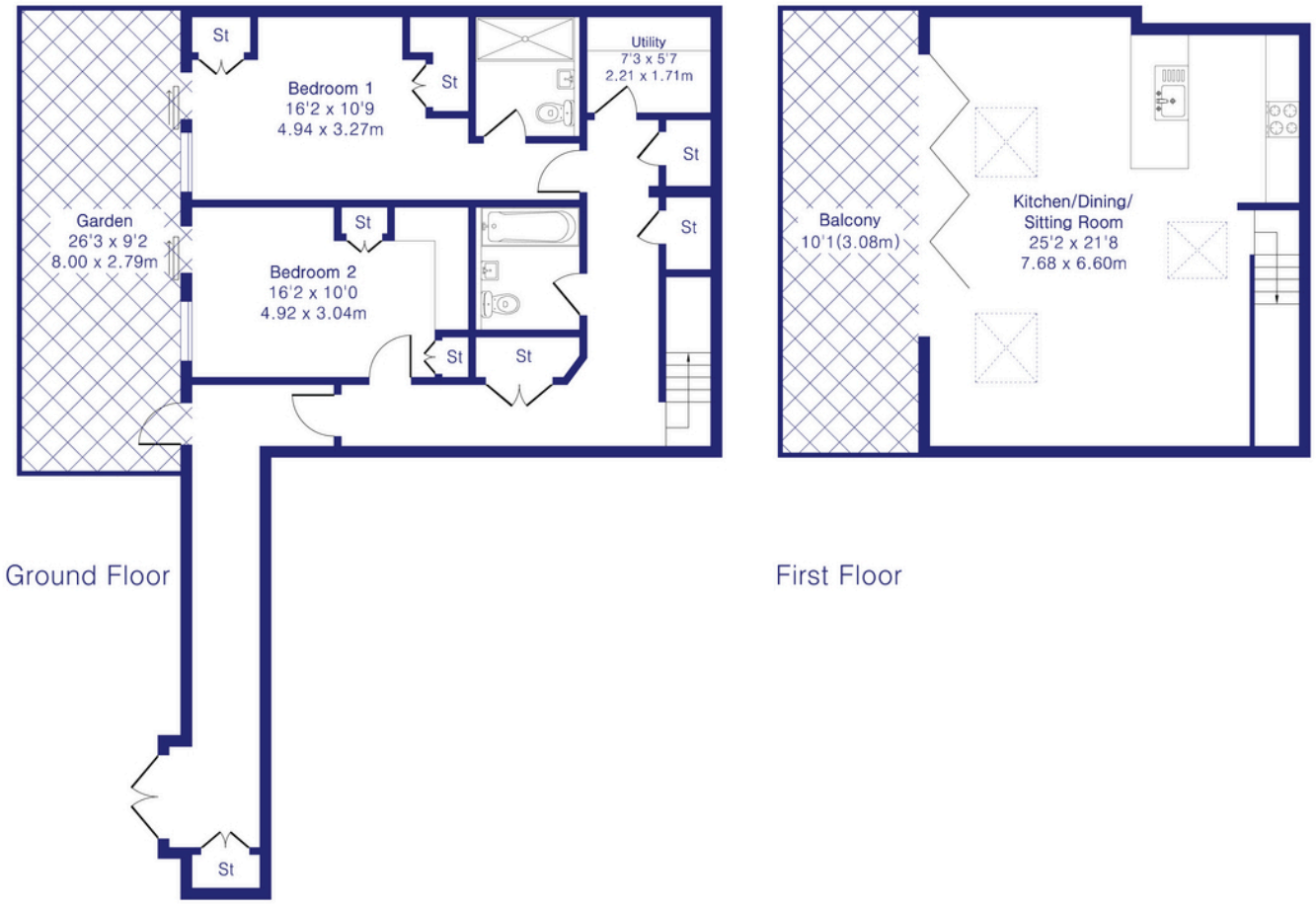
Set in a conservation area amongst other listed buildings within the grounds of the Garden Quarter, a 23 acre parkland redevelopment of a historic Art Deco style Royal Airforce Base. The garden quarter provides a unique parkland environment, with leafy open spaces and striking buildings. The Garden Quarter is just to the north of Bicester which has two mainline railway stations with services between them to Oxford, Birmingham and London Marylebone. The motorway network is also easily accessible via Junctions 9 and 10 of the M40.

Bicester is a thriving market town which caters for all everyday needs. This thriving town has a wide variety of shops, restaurants, pubs, clubs and societies as well as having a cinema. It is also home to the renowned Bicester Village Shopping outlet.

Approximate Gross Internal Area 1411 sq ft - 131 sq m

Ground Floor Area 876 sq ft – 81 sq m

First Floor Area 535 sq ft – 50 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