



The Green, Hethe, OX27 8EU

Guide Price £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Rarely available Grade II listed four bedroom semi detached period cottage in the same ownership for over 50 years, formally two cottages with outbuilding all in need of significant work, ideally located set back from a quiet lane over the green in the village conservation area.

You enter a reception dining hall with a flagstone floor and range fireplace off which is a further reception room to your right and the kitchen ahead of you with a porch of it leading to the garden. A hallway leads along the back of the property with a cloak and utility room, spiral staircase and sitting room at the far end off it. The sitting room is 'L' shaped with an inglenook fireplace. Upstairs are four bedrooms, a bathroom and a raised stairway to a loft area. Three of the bedrooms are double and the fourth has fitted bunkbeds but is double in size. Outside the front has flagstones and a low wall, double gates lead to the rear which again has flagstone paving, lawn, mature trees flower and shrub beds. There are three former stables and a barn that leads out to an additional area of garden behind all of which, like the house, require significant work.

The property has suffered from structural movement, and the sellers have a structural engineers report from 2024 which is available on request.

There was a partial flood in 2019.

The property has a flying freehold over part of the neighbours property.

Local Authority - Cherwell District Council - G.





Key Features

- Four Bedrooms
- Three Reception Rooms
- Kitchen
- Electric Heaters
- Inglenook Fireplace
- In Need of Significant Works
- Outbuildings
- Mature Gardens
- Grade II Listed and in Conservation Area
- Parking for Two or Three Parking Spaces at the Side of the House



The Location

Bicester Market Square 6.6m

M40 J10 4.5m

Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 6.4m

Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 5.4m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.8m

All times and distances are approximate.

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 variable indoor coverage for Three and good outdoor coverage for EE, O2 & 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. The property has a pedestrian and vehicle right way over the green which the sellers also use as additional parking.



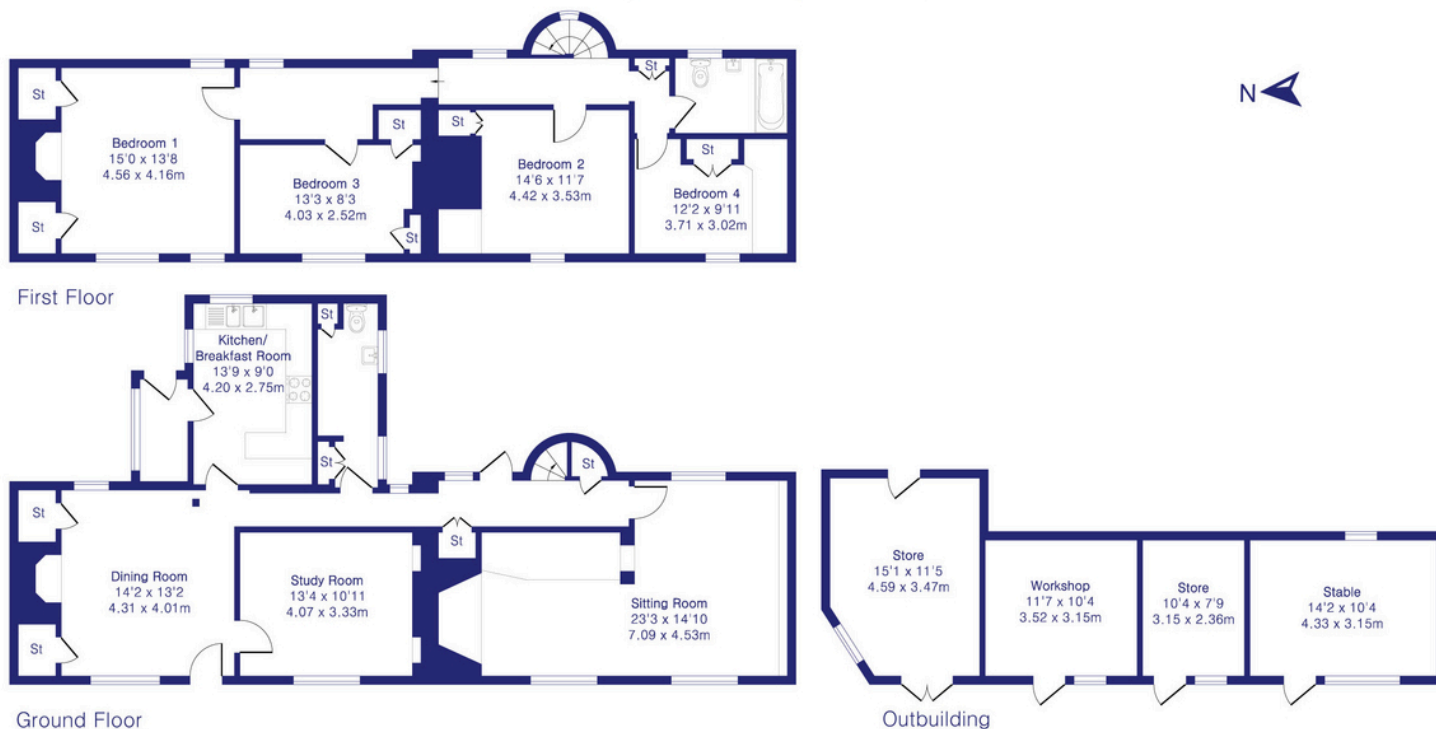
Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but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

**Approximate Gross Internal Area 1955 sq ft - 182 sq m
(Excluding Outbuilding)**

Ground Floor Area 1094 sq ft – 102 sq m

First Floor Area 861 sq ft – 80 sq m

Outbuilding Area 522 sq ft – 48 sq m



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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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