



**Quadrant Estate Agents**

**£425,000**



**Merton Road, Ambrosden, Bicester, OX25 2LR**  
**3 Bedrooms & 2 Bathrooms**

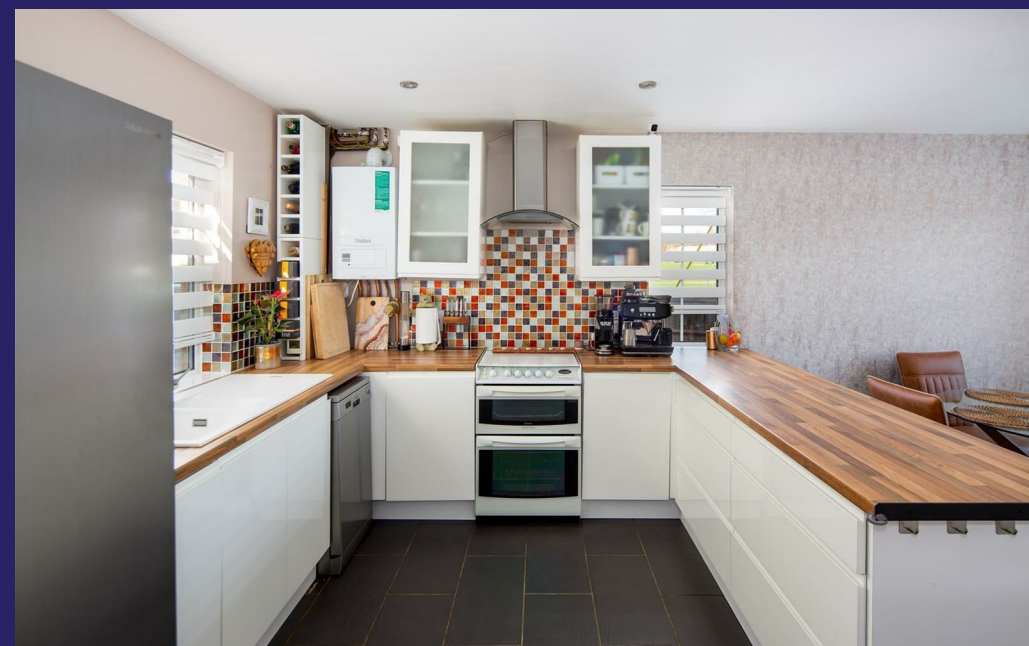
- Freehold
- EPC Rating - C (71)
- Construction - Standard
- Mains Gas
- Mobile Phone Coverage - Please check using Ofcom Website
- Council Tax Band - D
- Council - Cherwell District Council
- Mains Electricity
- Mains Water
- Internet Coverage - Please check using Ofcom Website

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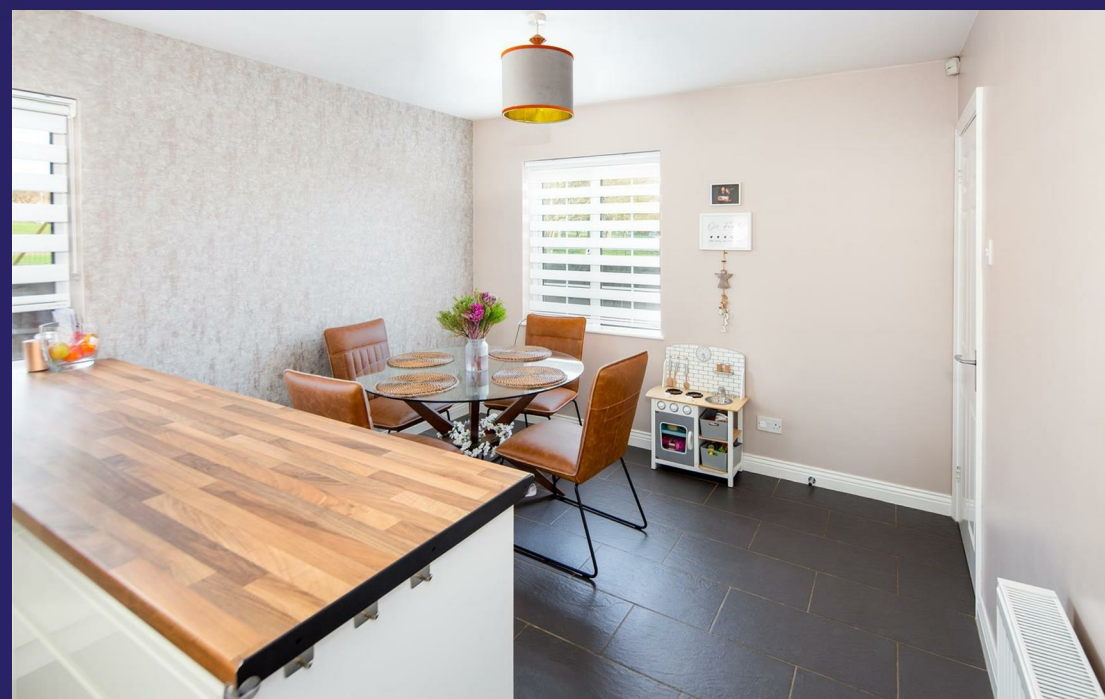
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GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1 PAGE TURNER CLOSE, MERTON ROAD, AMBROSDEN OX25 2LR

TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Occupying an enviable corner plot position within a popular residential development in the highly sought-after village of Ambrosden, this superb three double bedroom link-detached home offers spacious and flexible accommodation ideally suited to modern family life.

Beautifully presented throughout, the property combines generous living areas and adaptable accommodation, including a thoughtfully converted garage providing a dedicated utility area and gym, creating a home that effortlessly caters for the needs of today's growing family.

The welcoming entrance hall leads to a cloakroom and storage, and a spacious sitting room, flooded with natural light. French doors provide direct access to the garden, seamlessly connecting indoor and outdoor living during the warmer months.

At the heart of the home is an impressive kitchen dining room extending to approximately 18 ft in length, creating the perfect setting for busy family life. The dining area comfortably accommodates a large family table, making it the social hub of the property. A doorway leads from the kitchen to the utility room and gym/study

The first floor provides three well-proportioned bedrooms, including a generous main bedroom with en-suite shower room. Two further bedrooms are served by a contemporary family bathroom

Externally, the property enjoys gardens to the front, rear and side, providing excellent outdoor space rarely found with homes of this size. Off-road parking for two vehicles completes the package, with electric car charging point



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings been tested. Room sizes should not be relied upon for furnishing purposes; they are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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