



70 Merganser Drive, Bicester, OX26 6UG

Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Improved throughout, this excellent four bedroom detached house enjoys a super Langford Village location and offers spacious accommodation. No onward chain. An attractive entrance hall with cloakroom off, gives access to the sitting room, which has a Flame effect Gas Fire and media wall with cabinets and shelving etc. This room opens into the dining room/conservatory, overlooking the rear garden. There is a study/playroom with the kitchen being a major feature of the property having been thoughtfully refitted with numerous integrated appliances including a wine fridge. The bedrooms are well proportioned and both the bathroom and ensuite have been stylishly refitted. There is side by side parking also giving access to the single garage. The rear garden is a pretty and well proportioned,, enjoying a south easterly aspect. Features include; solid oak doors, master bedroom with Hammonds built in wardrobes and outside electric car charging points. A new boiler was installed in 2025.

MATERIAL INFORMATION

A detached four bedroom house traditionally constructed approximately 30 years ago. Mains; gas, electricity, water and drainage. Heating gas fired boiler to radiators.

Broadband - according to Ofcom - all broadband speeds up to Ultrafast are available.

Mobile phone coverage - likely coverage according to Ofcom - is as follows; EE good indoor and outdoor. 02, Three and Vodafone good outdoor only. 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.

Local Authority: Cherwell District Council - E. EPC - D



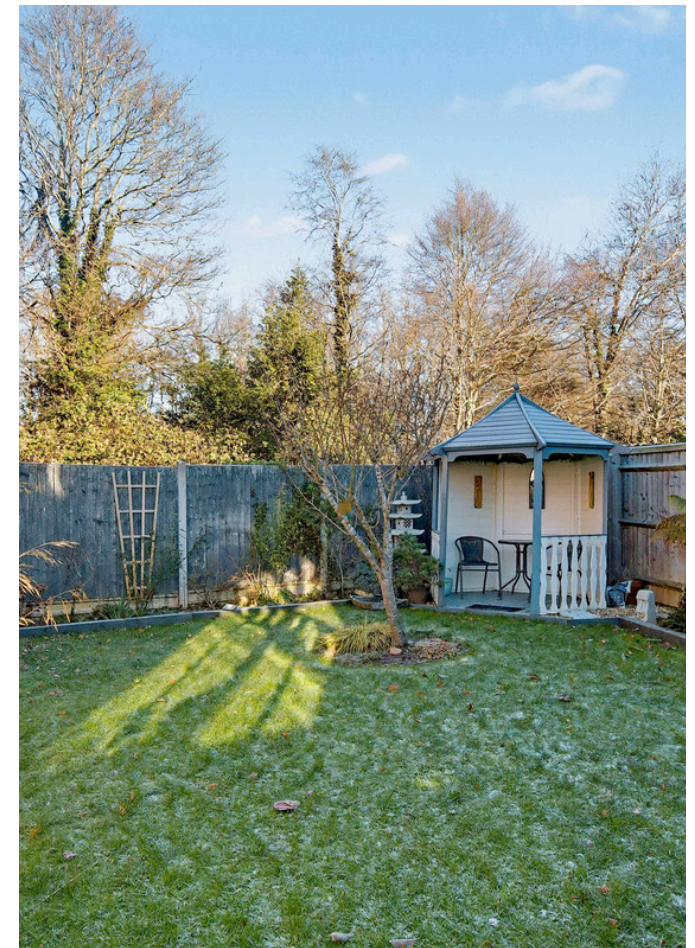


Key Features

- Excellent four bedroom detached house improved throughout
- No onward chain
- Super end of close location
- Large living room with flame effect gas fire
- Super conservatory/dining room
- Quality refitted kitchen with integrated appliances
- Refits to bathroom and ensuite
- Side by side parking and garage
- Well located in the original Langford area
- See our website for up-to-date material information.

The Location

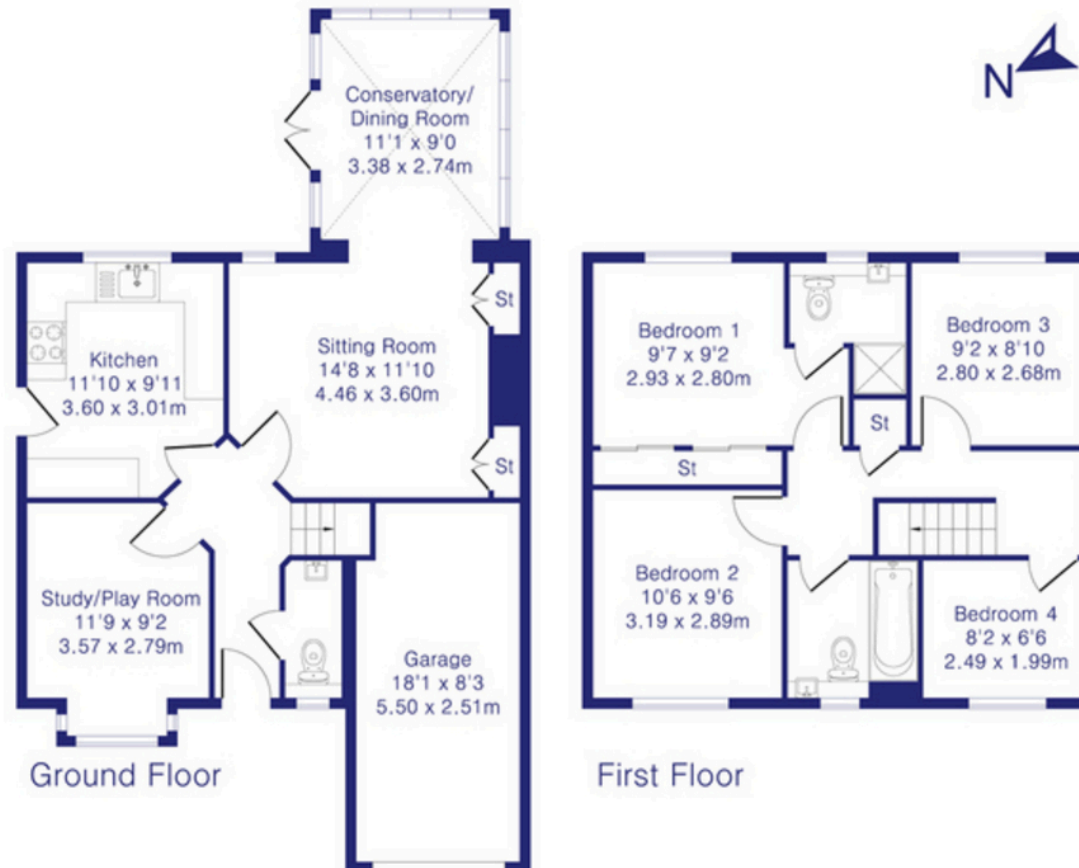
Superbly situated at the end of an attractive and desirable road in the highly popular Langford Village area. Langford Village offers a well regarded primary school, a parade of shops and a public house. Access to Bicester Village Station is good. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.



Approximate Gross Internal Area 1272 sq ft - 118 sq m

Ground Floor Area 730 sq ft – 68 sq m

First Floor Area 542 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.

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