



Murcott, Kidlington, OX5 2RE

Guide Price £850,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming detached period village home with extensive private gardens and a range of outbuildings. Ideally situated in an unspoilt village. This delightful cottage is most attractively presented; offering two separate reception rooms, kitchen/dining room, a utility room and a ground floor cloakroom. On the first floor there are four bedrooms, the master of which is ensuite and a refitted family bathroom. Set behind its own gates in the heart of the village, the property has extensive outbuildings, ample parking and a large private garden. Viewing highly recommended.

MATERIAL INFORMATION:

A traditionally constructed period detached cottage.

Mains water, drainage and electricity are connected.

Heating - oil fired boiler to radiators.

According to Ofcom it is likely that all broadband speeds, including Ultrafast are available.

Likely predicted mobile phone availability - according to Ofcom; EE good outdoor and good indoor, O2 and Vodafone good outdoor and variable indoor, Three 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.

Cherwell District Council: Council Tax Band: E.

EPC Rating: E





Key Features

- Charming detached period cottage
- Ideally situated in unspoilt village
- Extensive gardens
- Many outbuildings
- Attractively presented
- Two reception rooms
- Utility and cloakroom
- Master bedroom with refitted ensuite
- Double garage and ample parking
- Viewing highly recommended



The Location

Situated in the centre of the highly desirable village of Murcott. Murcott is surrounded by glorious countryside and is home to the highly regarded Nut Tree Public House/Restaurant. From Murcott it is easy to cut through Islip and into Oxford via this route. The motorway network is assessable via junction 9 at Bicester and there are mainline railway stations in both Bicester and Islip.



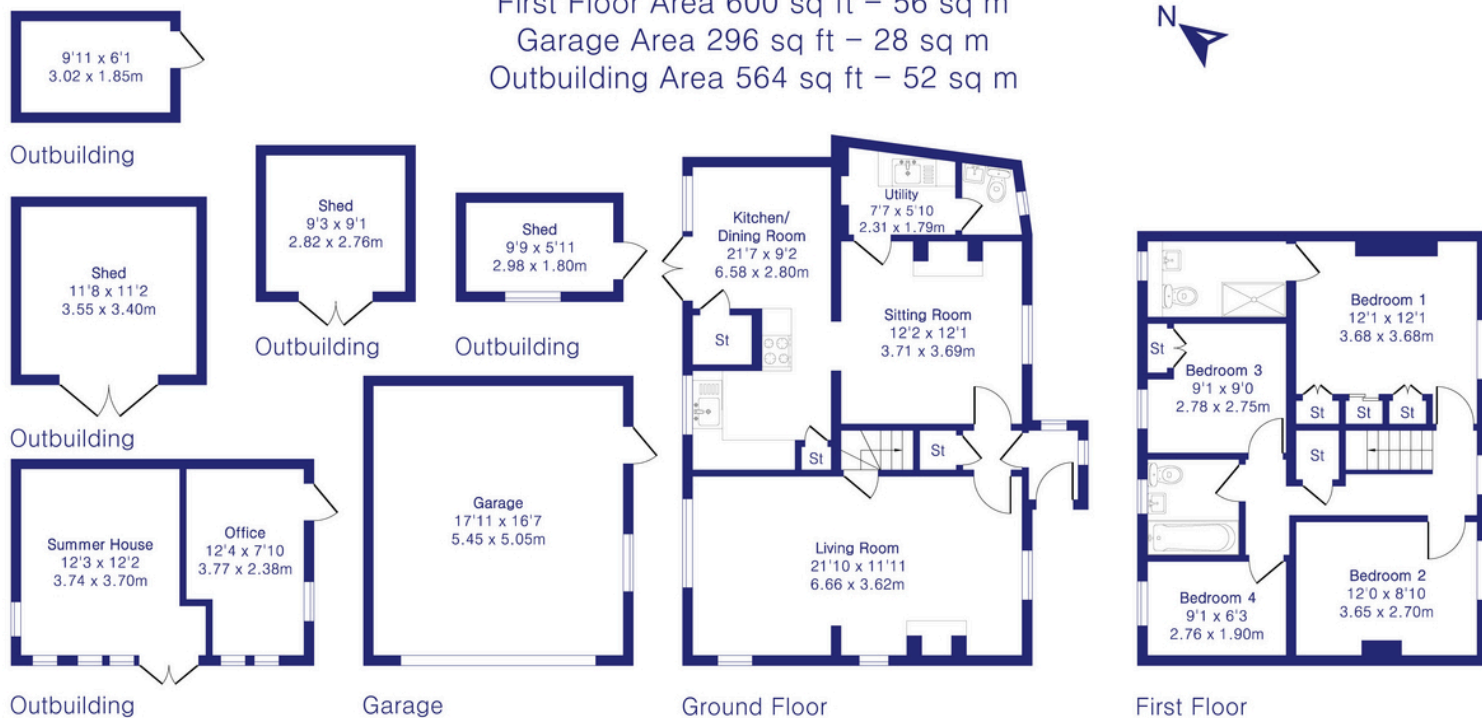
**Approximate Gross Internal Area 1330 sq ft - 124 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 730 sq ft – 68 sq m

First Floor Area 600 sq ft – 56 sq m

Garage Area 296 sq ft – 28 sq m

Outbuilding Area 564 sq ft – 52 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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