



79 Kempton Close, Bicester, OX26 1AD

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully designed four bedroom detached house situated in a highly desirable area. No onward chain. This attractive property offers super family accommodation. There are three reception rooms and a large kitchen/dining room, as well as a hall and cloakroom on the ground floor. The first floor offers four proper bedrooms, two of which are ensuite and a family bathroom. A major feature of the property is a larger than average and unusually private rear garden. A garage and driveway parking complete what is an excellent family home.

MATERIAL INFORMATION

A four bedroom detached house built in 2015. Mains gas, electricity, water and drainage are connected. Heating; gas fired boiler to radiators.

Broadband - Ofcom states - all broadband speeds, including Ultrafast are available.

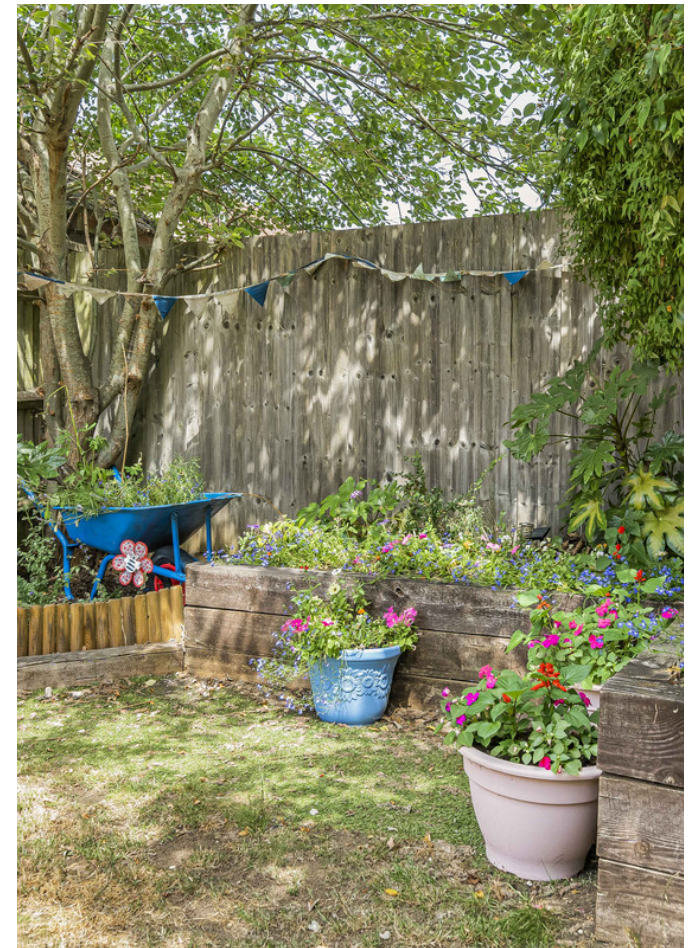
Mobile phone coverage - Ofcom states - EE and O2 are good outdoor only. 3 is variable in home, good outdoors. Vodafone good in home and outdoors.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Local Authority Cherwell District Council: Tax Band: E.

EPC: C





Key Features

- Beautifully designed four bedroom detached
- Three reception rooms
- Large kitchen/breakfast room
- Good bedroom sizes throughout
- Two ensembles
- Larger than average unusually private rear garden
- Driveway and garage
- Highly desirable area
- No onward chain

The Location

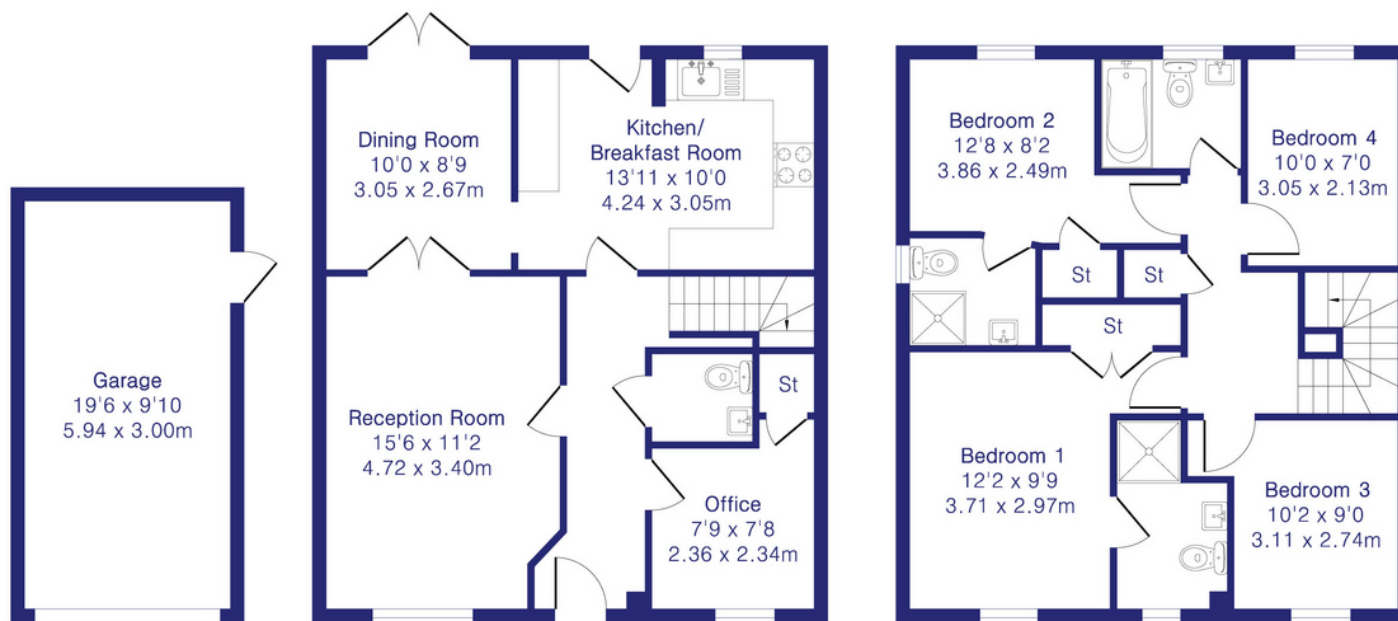
Enjoying an excellent position in the highly popular Kingsmere area amongst other similar houses. Kingsmere provides schools for all ages, a parade of shops and is particularly convenient to Bicester Village. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

**Approximate Gross Internal Area 1236 sq ft - 114 sq m
(Excluding Garage)**

Ground Floor Area 618 sq ft – 57 sq m

First Floor Area 618 sq ft – 57 sq m

Garage Area 193 sq ft – 18 sq m



Garage

Ground Floor

First Floor

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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