



7 Orchard Close, Upper Arccott, OX25 1QT

Guide Price £319,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An excellent two bedroom semi detached house, offering particularly spacious accommodation, in a pleasant village setting. This house which is now approximately 15 years old, has an outstanding design with an entrance hall, cloakroom, large living room with double doors to southwest facing gardens. There are two excellent double bedrooms and a modern bathroom with a white suite. The front garden with well proportioned drive, having EV charger, also providing access to the garage. The rear garden is south west facing and unusually private.

### MATERIAL INFORMATION

A two bedroom semi-detached house traditionally constructed approximately 15 years ago. Mains electricity, gas, water and drainage are connected. Heating gas fired to radiators. Broadband - we are informed that fibre broadband is available with out the seller using gigaclear. Likely predicted mobile phone availability - according to Ofcom; EE good outdoor and variable indoor, Three and Vodafone good outdoor, O2 variable outdoor. There is a management company for the area. Current approximate yearly charge £160 pa. On purchase there is a charge for management pack approximately £250 payable we are informed. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority - Cherwell District Council - B. EPC - C.





## Key Features

- Two double bedrooms
- Ground floor cloakroom
- Spacious living room
- Garage and driveway parking
- Attractively presented
- South west facing rear garden
- EV charging point
- Village with amenities
- See the Thomas Merrifield Website for further information

## The Location

Set in a small and pleasant close within the village of Arcott which offers a local shop, a public house and an active village hall. The nearby village of Ambrosden provides further amenities including a primary school. Bicester approximately three and a half miles, provides for all everyday needs as well as having excellent road and rail communications. Viewing highly recommended.

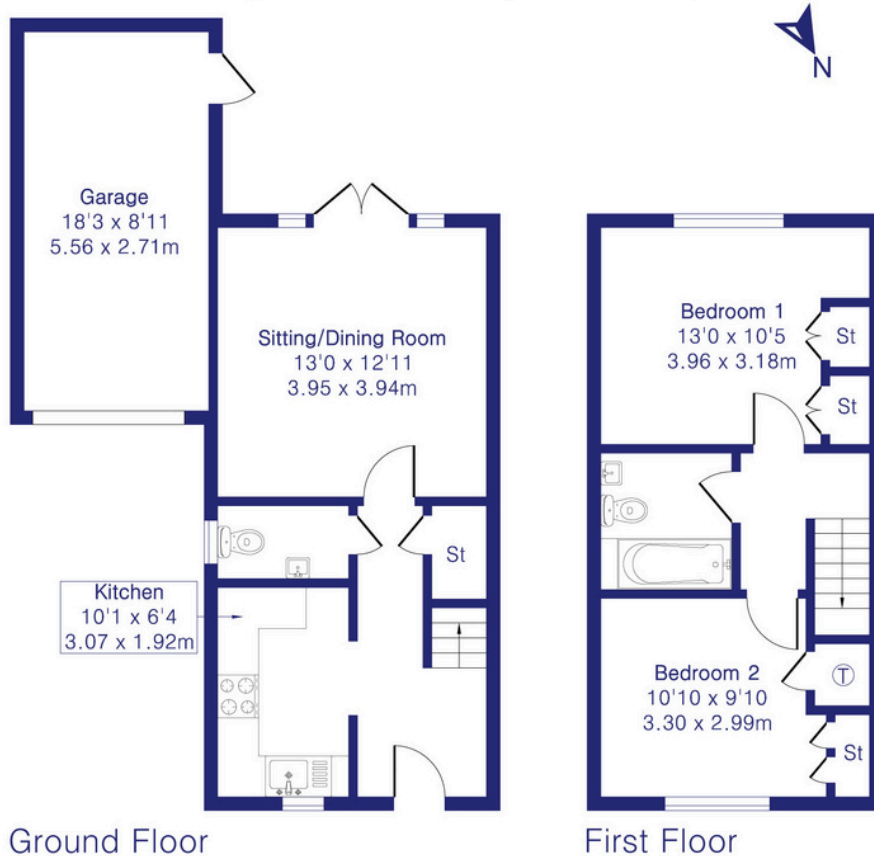


**Approximate Gross Internal Area 708 sq ft - 66 sq m  
(Excluding Garage)**

Ground Floor Area 354 sq ft – 33 sq m

First Floor Area 354 sq ft – 33 sq m

Garage Area 162 sq ft – 15 sq m



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