21 Kingfisher Way, Bicester, OX26 6YB

Offers In Excess Of £595,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

An attractively presented five bedroom detached house with an exceptionally spacious ground floor, incorporating a double bedroom with ensuite. Super open plan living/dining/kitchen as well as a traditional sitting room. Ideally located in an end of close position within the highly popular original Langford area. This outstanding property was originally designed to enable wheelchair access throughout the ground floor, with over 1100 sq ft of ground floor living space. Spacious entrance hall there is a roomy entrance hall with a cloakroom and storage off. Large sitting room, living/kitchen/dining room, a utility room, a conservatory, as well as the double ground floor bedroom with ample closet space and an ensuite. Four further first floor bedrooms and a family bathroom. The garden is a major feature of the property being generously proportioned, private and well enclosed. There is parking and a large garden store/workshop.

MATERIAL INFORMATION

A traditionally constructed five bedroom detached house believed now to be around 35 years old. Mains water, drainage, electricity and gas are connected. Heating; gas fired central heating to radiators. Broadband - fibre is available. Likely mobile phone availability, according to Ofcom; EE good outdoor and good indoor, Three good outdoor and variable indoor. 02 and Vodafone 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. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Cherwell District Council - E. EPC - D

Key Features

- Five bedroom detached family home in old Langford Village
- Approximately 1,676 sq ft of internal accommodation
- Over 1,100 sq ft arranged across the ground floor
- Newly renovated 30ft kitchen/dining/family room with island
- Separate sitting room, conservatory and utility/laundry room
- 16ft ground-floor double bedroom with en-suite
- Private and well-enclosed rear garden
- Driveway parking for 2-3 vehicles
- Approx. 163 sq ft garden workshop/store
- Tucked-away end-of-close position, within walking distance of schools, town and rail links

The Location

Enjoying an excellent position at the end of a small close within the highly popular original Langford Village area. Langford Village is a mature area, having a primary school with a good reputation, a vibrant local parade of shops and a public house. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 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 1676 sq ft - 156 sq m
(Excluding Outbuilding)

Ground Floor Area 1142 sq ft – 106 sq m
First Floor Area 534 sq ft – 50 sq m
Outbuilding Area 163 sq ft – 15 sq m

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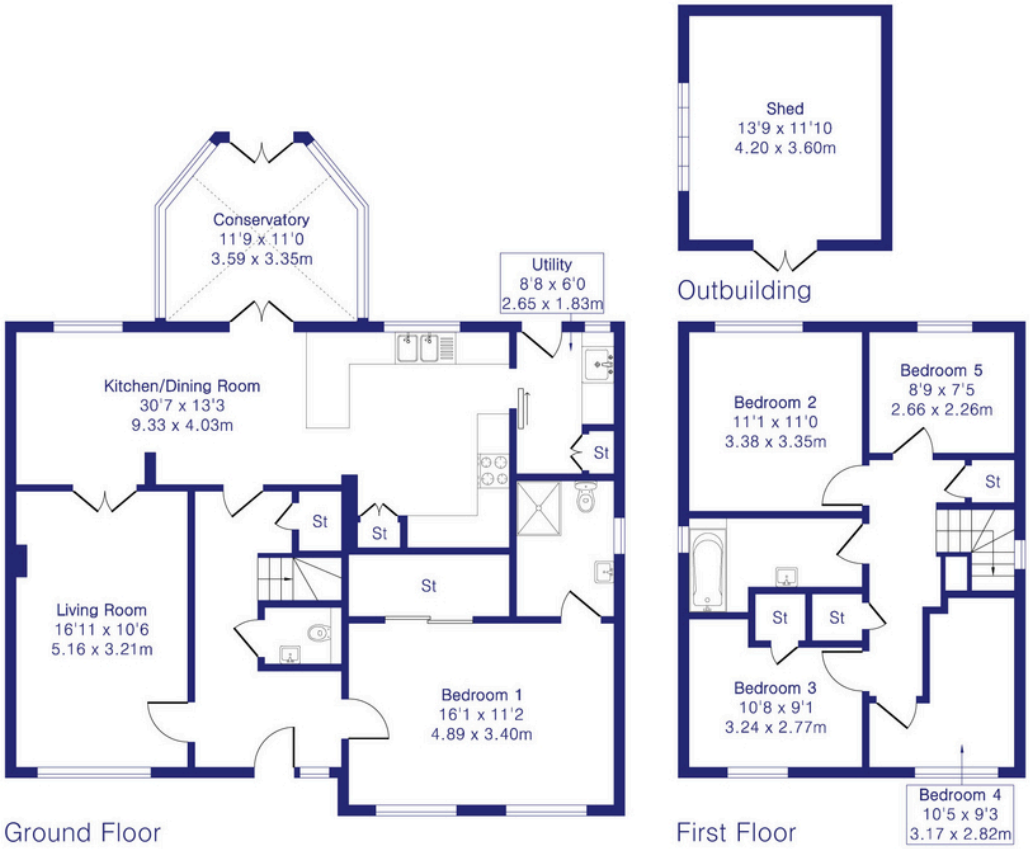

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