



19 Building, 20 Orchard Square, Caversfield, OX27 8AB

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stylish three bedroom property, forming part of a thoughtfully converted Art Deco building, within the highly desirable Garden Quarter. No onward chain. This super house has lovely light accommodation with generous (20ft 10 x 13 ft 8) dual aspect living room and a well designed kitchen/dining room. There are three well proportioned bedrooms one of which is ensuite. In addition both the hallway and landing are good sizes and there is a bathroom. Many of the rooms enjoy an attractive outlook across the landscaped gardens of the Garden Quarter. The property has two allocated parking spaces.

MATERIAL INFORMATION

Converted from the former hospital building at RAF Bicester and of traditional construction. Mains; water, drainage, gas and electricity are available. Heating; Gas fired central heating to radiators. Broadband according to Ofcom - it is likely that Standard and Ultrafast are available. Mobile phone coverage - likely predicted availability according to Ofcom - Three good outdoor variable indoor, EE, 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. There is a management company, we are informed that the current annual charge is approximately £2000 per annum.

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



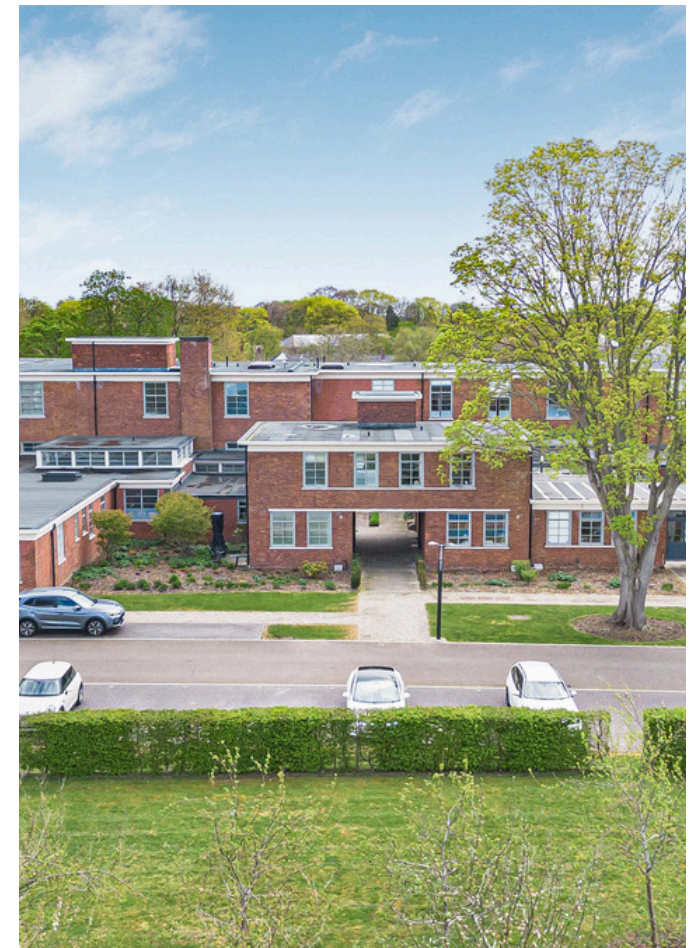


Key Features

- Super three bedroom house
- No onward chain
- Set in stylish conversion of Art Deco building
- Located in the highly prestigious Garden Quarter
- Light, bright accommodation
- Three well proportioned bedrooms one with ensuite
- Large light dual aspect living room
- Two allocated parking spaces and shared bicycle storage'
- One and a half miles from Bicester Town Centre
- Excellent access to M40 and rail links to London Birmingham and Oxford

The Location

Pleasantly located overlooking Orchard Square with its highly desirable area. The Garden Quarter is set within 23 acres of landscaped parkland, with a mix of heritage buildings and thoughtfully designed new homes. Nearby Bicester provides for all everyday needs as well as having excellent road and rail connections. Both Junctions 9 and 10 of the M40 are easily accessible and between Bicester's two main line railway stations there are services to Oxford, Birmingham and London Marylebone (approximately 50 minutes)



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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.

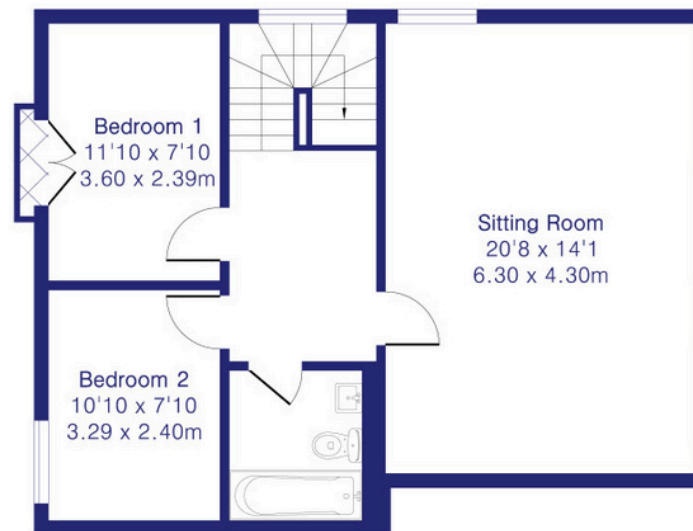
Approximate Gross Internal Area 1060 sq ft - 98 sq m

Ground Floor Area 413 sq ft – 38 sq m

First Floor Area 647 sq ft – 60 sq m



Ground Floor



First Floor

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