



3 Peacock Road, Ambrosden, OX25 2DT

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious and thoughtfully designed natural stone three bedroom house, only three years old, with beautiful open views to the front. This high quality property is light and well presented with a large sitting room having open views, a super kitchen/dining room with an excellent range of fitted appliances, good storage and extensive worksurfaces. The kitchen has full length glazed windows and doors to the back garden. The first floor does not disappoint with three well sized bedrooms, the master of which is en-suite and a smart family bathroom. Outside to the front there is parking, whilst to the rear the back garden is principally laid to lawn, well enclosed and having a pedestrian access gate.

MATERIAL INFORMATION

Traditionally constructed three bedroom centre terrace house with stone elevations.

Mains water, electricity, drainage and gas are connected. Heating - gas fire central heating to radiators.. There is a management company, we are informed that the annual charge is around £190.pa.

Broadband - according to Ofcom - it is likely that all broadband speeds, including Ultrafast are available.

Mobile phone coverage - likely predicted available according to Ofcom; EE good outdoor and indoor, O2, 3 and Vodafone good outdoor.

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

Local Authority Cherwell District Council.

Council Tax Band: D. EPC Rating: B





Key Features

- A beautifully designed three bedroom house
- Stone elevations
- Large living room
- Super kitchen/dining room with lots of light
- En-suite to master bedroom
- Parking
- Well enclosed rear garden
- Village with amenities

The Location

Enjoying a super edge of village location, with an open outlook to the front. Ambrosden is unusual in having good range of facilities to include; primary school, shops (with Post Office) and a public house. The nearby market town of Bicester (2.5 miles), provides for all your everyday needs, as well as being home for the renowned Bicester Village Shopping Outlet. Rail services to Oxford, Birmingham and London are available from the Bicester train stations and the motorway network is easily accessible.

Thomas Merrifield and their clients give notice that:

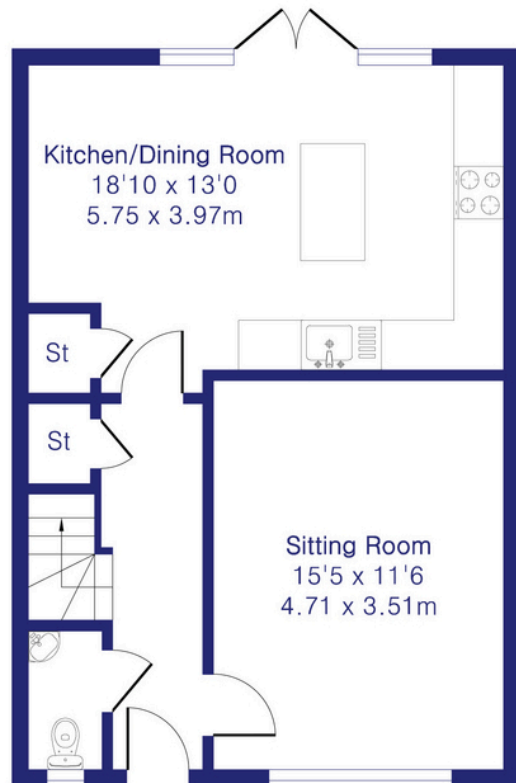
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

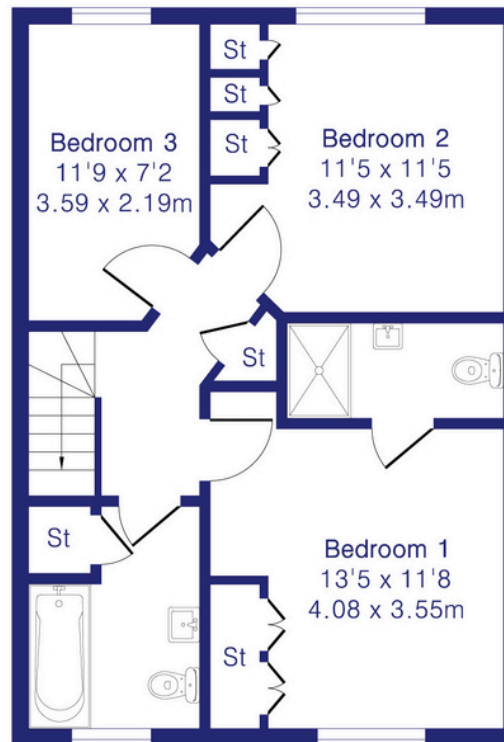
Approximate Gross Internal Area 1056 sq ft - 98 sq m

Ground Floor Area 528 sq ft – 49 sq m

First Floor Area 528 sq ft – 49 sq m



Ground Floor



First Floor

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS