



7 Ray View, Charlton on Otmoor, OX5 2UL

Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom terraced village house, with a super extended kitchen/dining room and remodelled ground floor. Off street parking for two cars and an attractive garden backing onto the sports fields.

Off the hall there is a large study, sitting room with a wood burning stove and double doors into the kitchen/dining room, utility room with a cloakroom and the open plan kitchen/dining room which runs the width of the property at the back. There are two double and a single bedroom along with a family bathroom. The front garden has two off street parking spaces and is laid to lawn with a pond, flower and shrub beds. The rear has a patio, lawn and two large very handy sheds.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor coverage for EE, O2, Three & Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. 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. Local Authority: Cherwell District Council - B. EPC - D.





Key Features

- Three Bedrooms
- Sitting Room
- Study
- Super Open Plan Kitchen Dining Room
- Utility and Cloakroom
- Two Parking Spaces
- Private Garden Backing onto Playing Fields
- Electric Air Source Central Heating to Radiators
- Village Location with Good Access to Bicester, Kidlington and Oxford

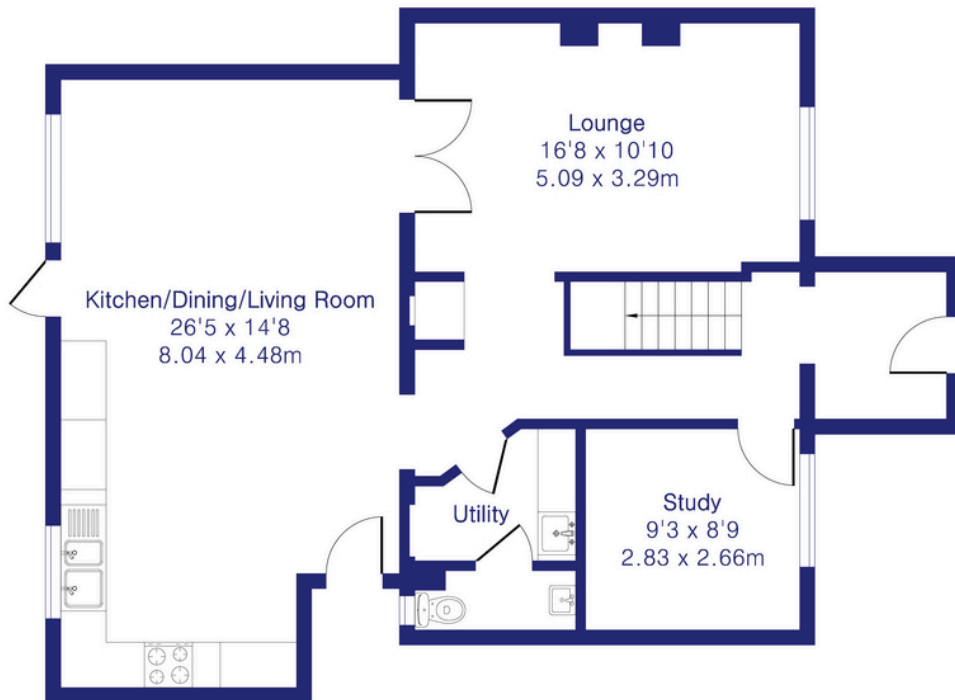
The Location

Bicester Market Square 6.6m
High Street, Kidlington 5.9m
Oxford 10.0m
John Radcliffe Hospital 7.8m
Islip Station (London Marylebone from 1hr 11 mins, Oxford from approx. 10 mins) 2.9m
Oxford Parkway Station (London Marylebone from approx. 71 mins) 5.7m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 6.6m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 6.8m
All times and distances are approximate

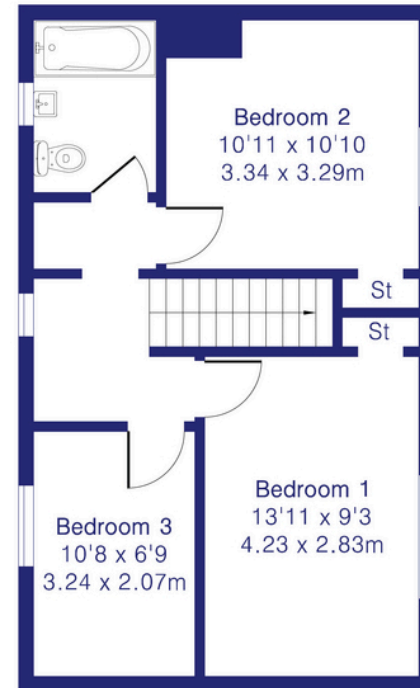
Approximate Gross Internal Area 1329 sq ft - 124 sq m

Ground Floor Area 860 sq ft – 80 sq m

First Floor Area 469 sq ft – 44 sq m



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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