



Bainton Road, Bicester, OX27 7LT

Guide Price £475,000 Freehold

THOMAS
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SALES LETTINGS





The Property

A wonderful natural stone period cottage with later extensions in a very pretty village setting. With interest throughout and a generous garden, viewing is highly recommended. No onward chain. The extended ground floor has a large dual aspect sitting room and a superb kitchen/dining room with part vaulted glazed ceiling and glazed door to the rear garden. The kitchen area has a good range of wall and base units with a fitted range cooker. The large sitting room has: a fireplace with a wood burner, also raised section (ideal as a study area) with double doors to the rear garden. The property benefits from a loft conversion and offers, three bedrooms and a first floor bathroom. To the front there is off-street parking for two vehicles, whilst to the rear there is a larger than average landscaped garden with an extensive terrace and the remainder being principally laid to lawn with a pedestrian access to the bridle way at the side.





Key Features

- A wonderful three bedroom cottage
- Thoughtfully extended and renovated
- Super open plan kitchen/dining room
- Loft conversion to provide three bedrooms
- Well proportioned garden
- Situated in pretty lane
- Bicester and mainline stations within 3 miles
- M40 J10 2 miles.
- Traditional pub within 600 yards
- No onward chain



The Location

Set and situated in a beautiful and quiet street at the heart of this attractive and desirable village. Bucknell has a well regarded local pub, and a fine parish church close to the property. Bucknell is approximately two miles to the north of Bicester which provides for all everyday needs as well as offering mainline railway stations which between them provides services to Oxford, London, Birmingham and also on the new East West Railway. Both Junctions 9 and 10 of the M40 are accessible.

MATERIAL INFORMATION

Traditionally constructed natural stone period cottage with later extensions. Mains; water, drainage and electricity are connected. Heating via woodburner and electric wall mounted heaters. Broadband - predicted likely availability according to Ofcom - all broadband speeds including Ultrafast are likely to be available. Mobile phone coverage - likely predicted availability according to Ofcom; EE, O2 and Vodafone good outdoor, Three variable outdoor. NB - the wood burner in the dining area is not compliant to regulations. 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. Planning Bicester and its surround villages have numerous large scale planning applications or consents. For further information refer to agent or Cherwell District Council. Local Authority: Cherwell District Council - C. EPC - F.

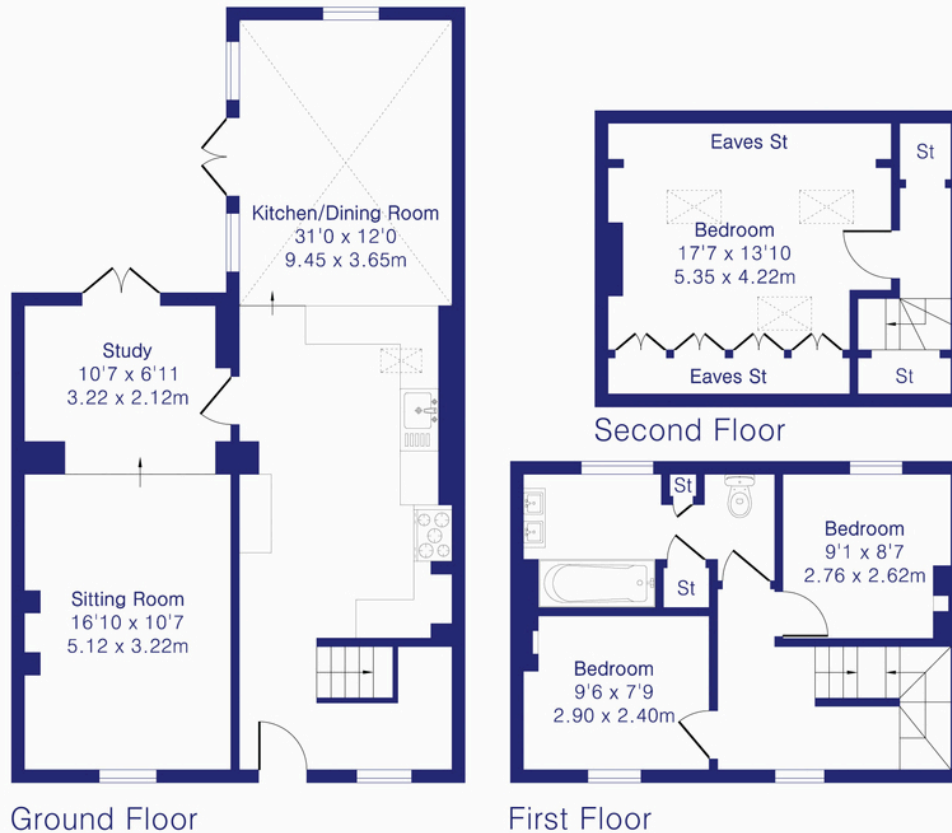


Approximate Gross Internal Area 1253 sq ft - 117 sq m

Ground Floor Area 679 sq ft – 63 sq m

First Floor Area 331 sq ft – 31 sq m

Second Floor Area 243 sq ft – 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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