



14 Purslane Drive, Bicester, OX26 3EE

Guide Price £625,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

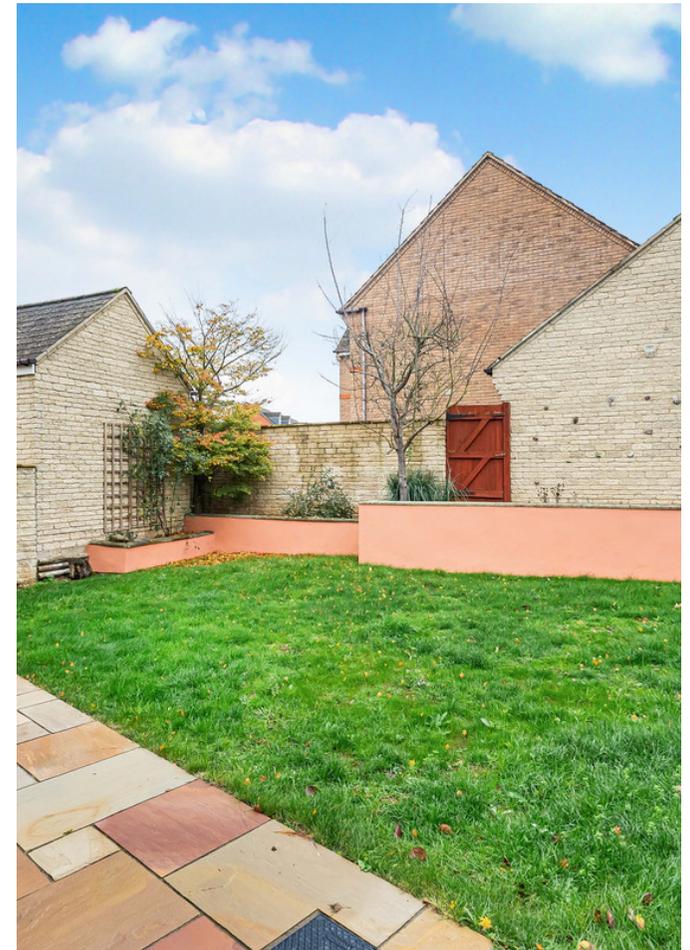
An excellent and particularly spacious four bedroom detached house, located in a highly desirable area of Bure Park. This David Wilson built house, offers stylish and well planned accommodation with three reception rooms and four proper bedrooms. There is an cloakroom off, a lovely large living room with bay window to front, a separate dining room and separate study. The kitchen is well designed with a window overlooking the garden and a utility room off. Master bedroom has a refitted ensuite, all of the other bedrooms are well proportioned and there is a refitted bathroom. It also has a super plot with above average parking. There is a garage and exceptional parking, together with a generous private west-facing garden. Viewing is highly recommended.

### MATERIAL INFORMATION

A four bedroom detached house, traditionally constructed and completed in 2001. Mains, electricity, gas, water and drainage are connected. Heating gas fired boiler to radiators. Ofcom states that predicted Broadband services in the area, available up to and including Ultrafast. Predicted mobile phone availability - Ofcom indicates that likely availability is good indoor and variable at home for EE, O2 and Vodafone. Three is likely to be 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 - E. EPC - C





## Key Features

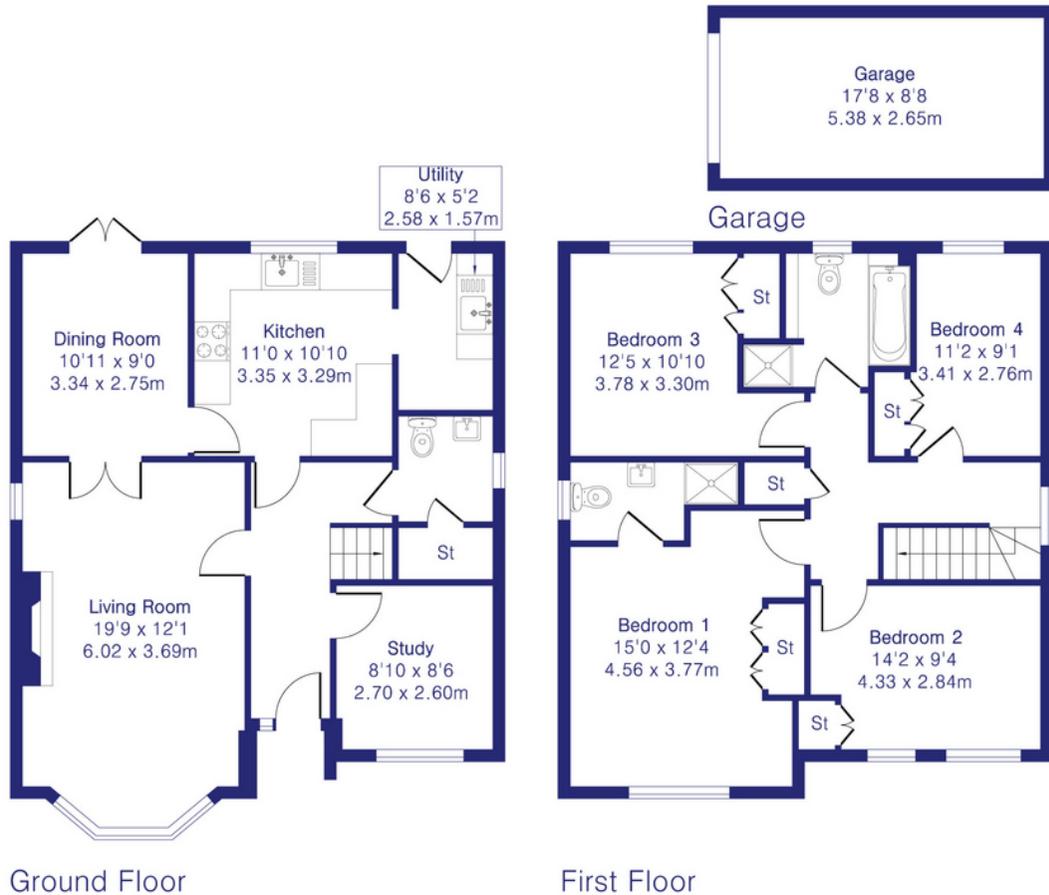
- Beautiful four bedroom detached house
- Particularly spacious accommodation
- Generous plot and above average parking
- David Wilson built property
- Four proper bedrooms
- West facing rear garden
- Refits to bathroom and ensuite
- Excellent Bure Park location
- See our website for up-to-date material information.

## The Location

Well located in the highly popular Parklands area of Bure Park. Bure Park has lots to recommend it with; a central nature reserve, primary school, parade of shops and public house. Bicester North Station is within one mile. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 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 1428 sq ft - 133 sq m  
(Excluding Garage)**

Ground Floor Area 717 sq ft – 67 sq m  
First Floor Area 711 sq ft – 66 sq m  
Garage Area 153 sq ft – 14 sq m



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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.

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