



4 Chestnut Close, Chesterton, OX26 1XD

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended and well cared for, detached house offering exceptional ground floor accommodation. No onward chain. This substantially extended and remodelled house is situated in a small quiet close within a desirable village. There is a spacious dining room, a large south facing "L shaped" living room and a separate study. The kitchen is smart and bright, there is also a downstairs cloakroom. All three bedrooms are doubles and the bathroom has been refitted. To the front there is side by side parking for up to three vehicles. There is a 40ft length garage with door to rear garden. The rear garden is unusually private and south facing. Viewing highly recommended.

MATERIAL INFORMATION

A three bedroom detached house, traditionally constructed around 60 years ago. Mains water, drainage electricity is connected. Heating - oil fired central heating to radiators. All broadband speeds up to and including Ultra fast are available. Predicted mobile phone availability, according to Ofcom predictions - 02 is likely to be variable in home and good outdoor, EE, Three and Vodafone are likely to be 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.

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





Key Features

- Substantially extended three bedroom detached house
- Three reception rooms
- Smart kitchen
- Ground floor cloakroom
- Three double bedrooms
- Refitted bathroom with separate shower
- Excellent parking and 40ft garage
- Exceptionally private south facing rear garden
- Desirable village with pub
- Easily accessible to Bicester stations and M40

The Location

Very pleasantly located in a small close within this popular and desirable village. Chesterton has a well regarded primary school and a public house. The village lies only two miles from Bicester with its excellent range of day to day facilities and railway stations. Between them, Bicester's two stations provide services to Oxford, Birmingham and London Marylebone. Junction 9 of the M40 is easily accessible.

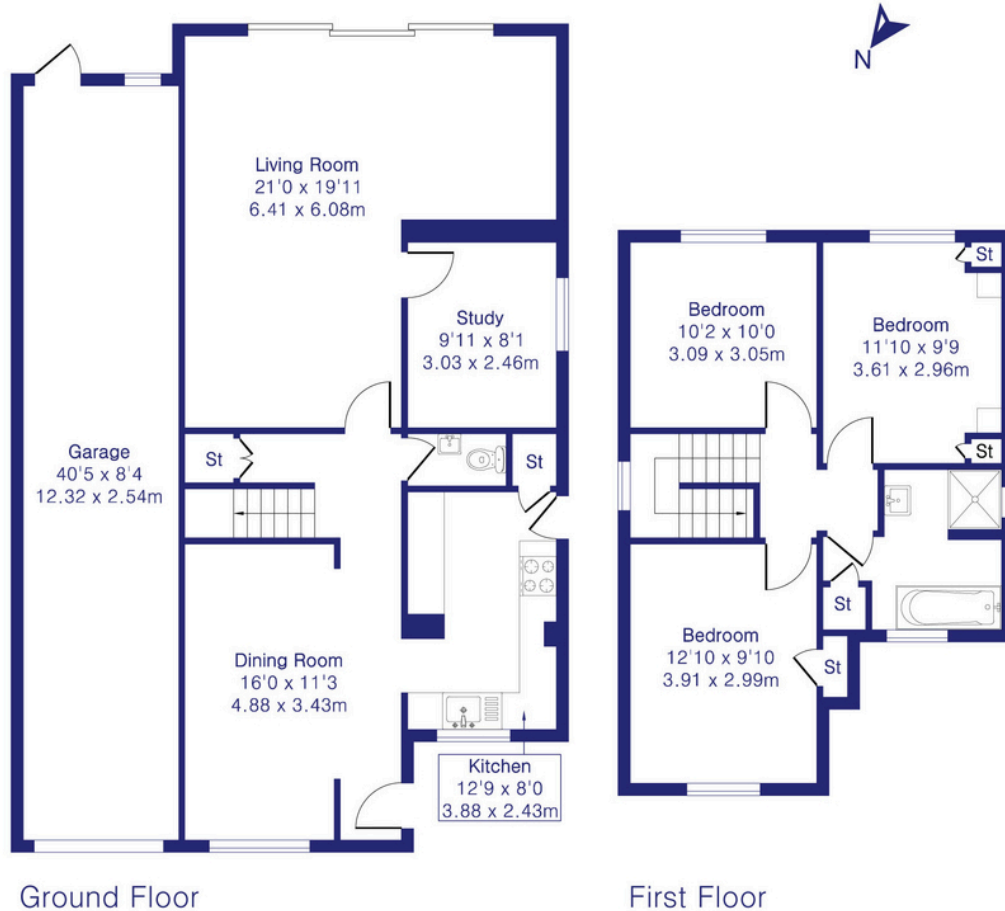


**Approximate Gross Internal Area 1311 sq ft - 122 sq m
(Excluding Garage)**

Ground Floor Area 809 sq ft – 75 sq m

First Floor Area 502 sq ft – 47 sq m

Garage Area 337 sq ft – 31 sq m



Thomas Merrifield and their clients give notice that:

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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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