



4 Willow Brook Ploughley Road, Lower Arcott, OX25 1AD  
£450,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented four bedroom house, extended with two ensuites and three parking spaces. Offering approximately 1400 sq ft of accommodation, this stylish home has a village setting and an attractive outlook. This excellent family home provides spacious and well thought out accommodation. On the ground floor there is an entrance hall with utility room and cloakroom off, a super sitting room which opens on to the dining room extension having bi-folding doors to a private south westerly facing garden. The kitchen is well proportioned with a good range of wall and base units and enough room for a breakfast table. The upper floors provide four proper bedrooms, two of which are ensuite and a family bathroom. There is a driveway and allocated parking. Viewing recommended.

### MATERIAL INFORMATION

An end terrace house traditionally constructed around 18 years ago. Mains; electricity, gas, water and drainage are connected. Gas fired central heating to radiators. Broadband - Ofcom states that standard and super fast broadband are likely to be available. Mobile phone coverage Ofcom states that likely predicted available is 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 - D. EPC - C.





## Key Features

- A substantial four bedroom end of terrace town house
- Approximately 1400 sq ft of accommodation
- Stylishly presented and extended on the ground floor
- Particularly large living accommodation with bi-fold doors to rear garden
- Kitchen large enough to take breakfast table
- Four good size bedrooms two of which are ensuite
- Private garden with south-westerly aspect
- Parking for three vehicles
- Village with amenities
- See our website for up-to-date material information.

## The Location

Set in a small close of just five properties with open views to the front. Arcott is a medium sized village, with the benefit of a public house and a convenience store. Nearby villages offer primary schools and the market town of Bicester is only four miles away. 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.

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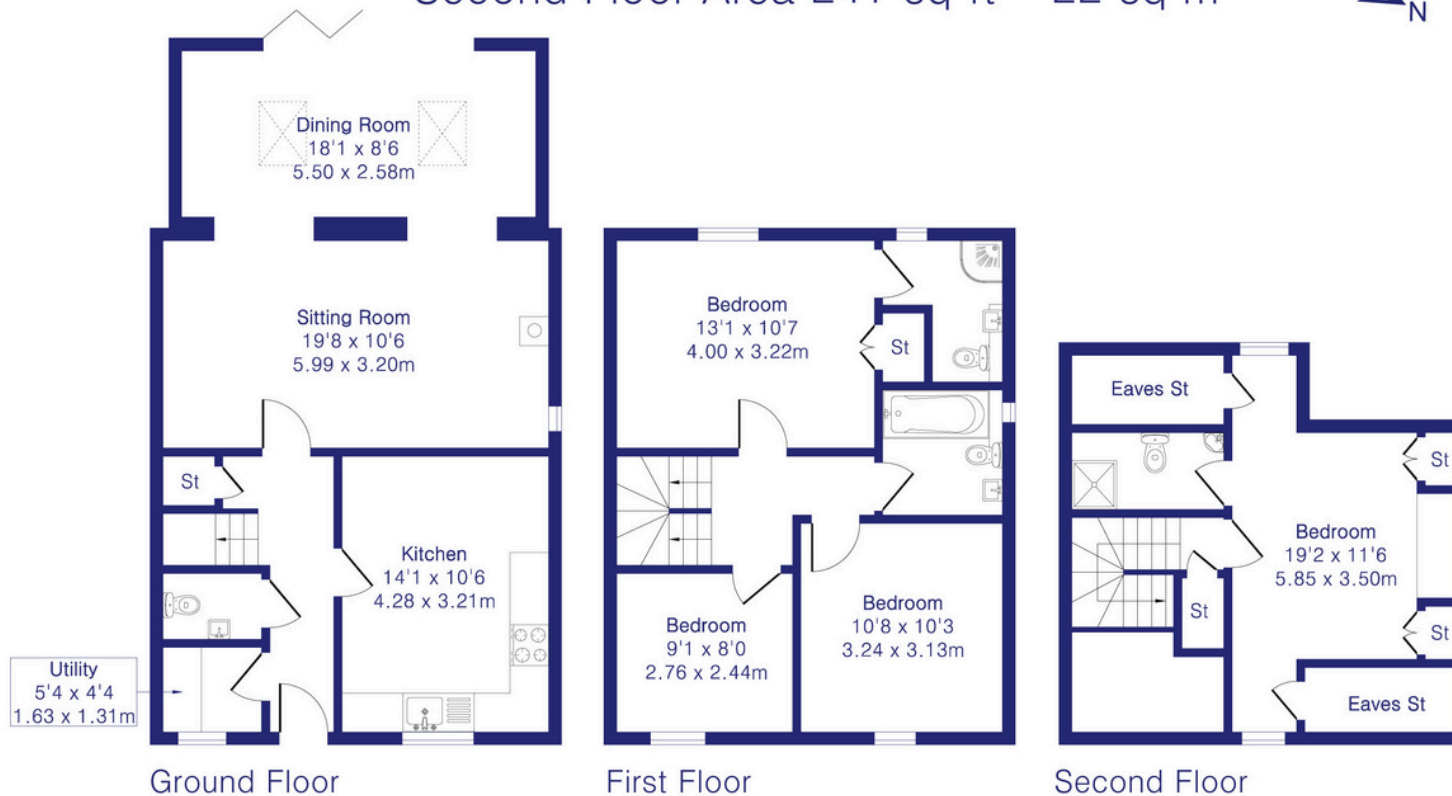
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Approximate Gross Internal Area 1400 sq ft - 130 sq m

Ground Floor Area 667 sq ft – 62 sq m

First Floor Area 492 sq ft – 46 sq m

Second Floor Area 241 sq ft – 22 sq m



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