



Millstones 4 Mill Lane, Upper Arcott, OX25 1PB

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious four bedroom detached house with flexible accommodation. The property is located on a corner plot close to the village shop and with good access to Bicester and Oxford. Off the hall there is the fitted kitchen, utility room, a shower room and the dual aspect sitting room with a brick chimney breast and French doors, also a dining room/ground floor bedroom and study. The principal bedroom has an en-suite and fitted wardrobes, the second bedroom also has fitted wardrobes, there are two further bedrooms. There are attractive mature gardens with patios. There is also a detached double garage, additional gravelled parking and a large shed.

The property is connected to mains; electricity, gas, water and drainage. Broadband - according to Ofcom, up to Superfast broadband. Mobile – according to Ofcom there is good outdoor with variable indoor coverage for EE and variable outdoor coverage for O2, Three & Vodafone (checker.ofcom.org.uk). The government portal generally highlights this as a medium flood risk postcode for yearly flooding between 2040 and 2060. There is a planning application for an asylum centre at Site A of Bicester Garrison between the villages of Piddington and Upper and Lower Arcott and 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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. Cherwell District Council - F. EPC - D





Key Features

- Four Bedrooms
- Three Reception Rooms
- Kitchen Breakfast Room
- Utility
- Ground Floor Shower Room
- Further First Floor Bathroom and En Suite
- Double garage with electric doors and parking for at least four cars
- Attractive Garden
- Corner Plot
- Gas Central Heating to Radiators

The Location

Local Shops 0.3m
Bicester Market Square 4.0m
Bicester Village 4.2m
Bicester North Station (London Marylebone from approx. 50 mins) 5.1m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 3.9m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 4.1m
All times and distances are approximate.

**Approximate Gross Internal Area 2000 sq ft - 186 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1011 sq ft - 94 sq m

First Floor Area 989 sq ft - 92 sq m

Garage Area 292 sq ft - 27 sq m

Outbuilding Area 159 sq ft - 15 sq m



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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