



Nestleton Cottage Main Street, Hethe, OX27 8ES

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom cottage with character, period barns having enormous potential (subject to consent), pretty gardens and all in a highly desirable village. This super period cottage with later extensions offers the scope to update and reconfigure if required. Features include; a delightful fireplace, exposed beams and a wood burner. There are two reception rooms (one of which is a modern extension being beautifully light and bright), a kitchen/dining room and a bathroom. There is a spacious landing and three well proportioned bedrooms. Outside there are lovely gardens and a super courtyard. Of particular interest are the extensive period barns, approximately 1,450sqft, which subject to planning could be used for a number of purposes.

MATERIAL INFORMATION

A traditionally constructed semi-detached period cottage with later extensions.

Mains electricity, water and drainage are connected.

Oil fired heating to radiators.

Broadband - according to Ofcom - likely availability for all broadband speeds, including Ultrafast.

Mobile phone coverage - likely predicted availability according to Ofcom; EE, O2 and Vodafone - good outdoor, 3 variable 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.

Planning - the property is not listed, but lies in a Conservation Area. Restrictive Covenants - maybe Restrictive Covenants in place, please check with the agent if this is of concern.

Local Authority: Cherwell District Council Band: E. EPC: TBA





Key Features

- A character three bedroom semi-detached cottage
- Extensive period barns with enormous potential (subject to consent)
- Pretty gardens and a super courtyard
- Highly desirable village
- Modern extension providing bright light reception room
- Further traditional living room with lovely fireplace
- Three well proportioned bedrooms
- Ample parking
- Viewing highly recommended

The Location

Enjoying a super position within an extremely pretty and desirable village, which is surrounded by glorious countryside. Hethe has an active local community, a parish church and a pub, which we are informed is likely to reopen shortly. There are extensive facilities available in the market town of Bicester, approximately 5 miles. Bicester also provides mainline railway services to Oxford, Birmingham and London Marylebone (in around 50 minutes). The motorway network is easily accessible via junction 10 of the M40.



**Approximate Gross Internal Area 1285 sq ft - 119 sq m
(Excluding Barn)**

Ground Floor Area 774 sq ft – 72 sq m

First Floor Area 511 sq ft – 47 sq m

Barn Area 1474 sq ft – 137 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.

Bicester Office
39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253
E bicester@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

**THOMAS
MERRIFIELD**
SALES LETTINGS