



3 Leonard Meadow, Marsh Gibbon, OX27 0AB

Guide Price £365,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An attractive two double bedroom spacious, modern terraced cottage with an en suite. The property has under floor heating, air source heat pump, a south facing garden and parking. It is ideally located in this desirable and sought after Buckinghamshire village.

The entrance hall has stairs to the first floor and a door into the sitting room, a cloakroom and at the rear the kitchen dining room. Which has fitted modern units and French doors out to the garden. Both of the bedrooms run the width of the house with a fitted wardrobe and en suite to the principal bedroom. The second double bedroom also has fitted wardrobes and a family bathroom. The front garden is enclosed with railings and has shrubs. The rear garden has a patio, lawn and gate to the parking spaces.

Marsh Gibbon has a thriving community with an active village hall and many clubs and associations to include; football, cricket, tennis, horticulture and crafting. There is an excellent village shop, a post office, pub, churches. C of E Primary and preschool school and comes under the Bucks Grammar School catchment.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom up to Ultrafast broadband is available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile – According to Ofcom there is limited mobile voice coverage indoors for EE, Three, O2 & Vodafone and limited data coverage indoors EE, Three & O2 with none for Vodafone and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). The government portal generally highlights this as a high surface water flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are awaited. Local Authority: Buckingham County Council - C. EPC - B.



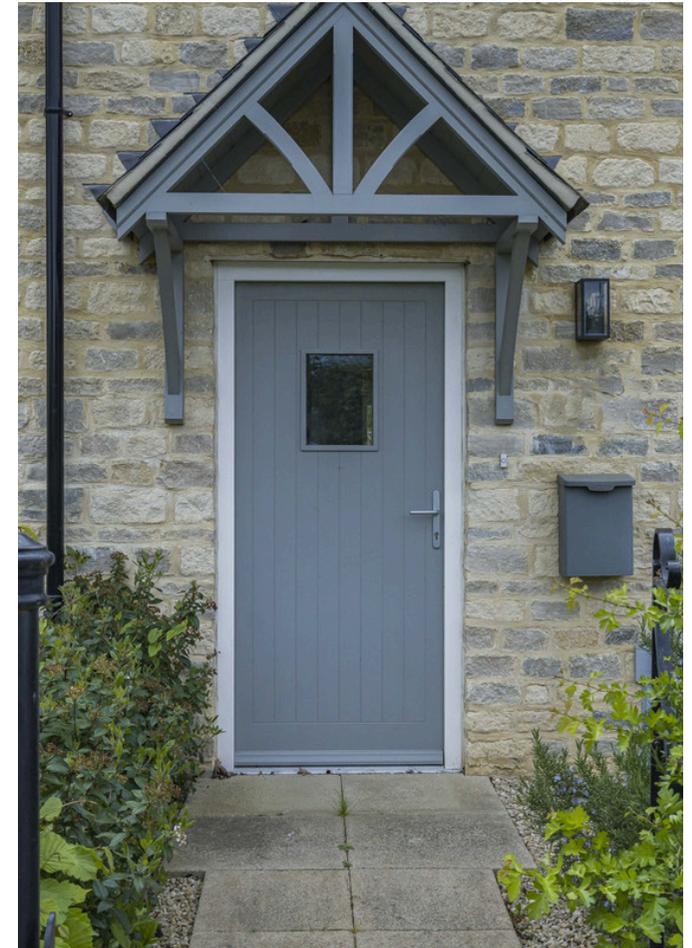


## Key Features

- Two Double Bedrooms
- Sitting Room
- Kitchen Dining Room
- En Suite, Bathroom and Cloakroom
- South Facing Rear Garden
- Two Parking Spaces
- Air Source Heat Pump
- Under Floor Heating on the Ground Floor and Radiators Upstairs
- Management Charge - £539.28 pa
- Active Village Community

## The Location

Local Shops 0.1m  
Primary School 0.1m  
Public House (The Plough) 0.2m  
Village Hall 0.4m  
Bicester Market Square 5.4m  
Bicester North Station (London Marylebone from approx. 50 mins) 5.7m  
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 5.6m  
All times and distances are approximate.



Thomas Merrifield and their clients give notice that:

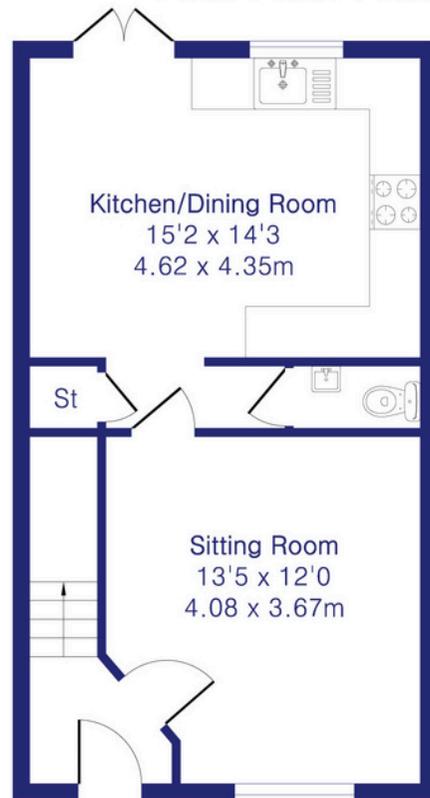
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

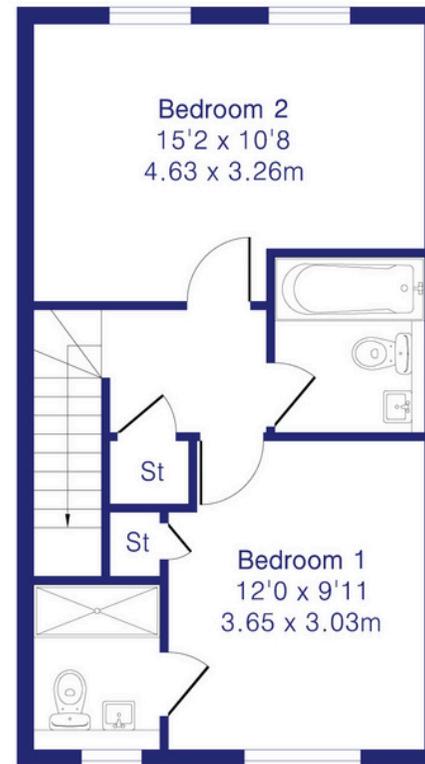
## Approximate Gross Internal Area 848 sq ft - 78 sq m

Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 424 sq ft – 39 sq m



Ground Floor



First Floor

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