



6A Hardwick Road, Hethe, OX27 8EX

Offers Over £550,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An exceptional detached house with a fantastic garden, located in a highly desirable village. This thoughtfully designed three double bedroom (formerly four bedroom) house, provides extended and attractively updated accommodation. There is a generous sitting room with wood burning stove. Large dining room with bi-fold doors leading on to the back garden, spacious kitchen/utility room, cloakroom and a study. The first floor provides a master bedroom with ensuite and two further well proportioned bedrooms (one of which was originally two bedrooms). There is a single garage and ample parking, a work from home office and a super open fronted outbuilding with wood burning stove and bar area.

### MATERIAL INFORMATION

A traditionally constructed house, believed to have been built around 45 years ago. Mains water, electricity and drains are connected. Heating via an oil fired boiler to radiators. Broadband - Ofcom states - that all broadband speeds up to Ultrafast are likely to be available.

Predicted Mobile phone availability - is as follows EE, O2 and Vodafone are good outdoors. Three poor to none outdoors.

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 are informed that there is a covenant in respect of a private way, from which 6A benefits. Further information available from Thomas Merrifield.

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





## Key Features

- Spacious and significantly improved house
- Fantastic garden backing onto open space
- Highly desirable village
- Three large bedrooms (previously four)
- Spacious living room with wood burning stove
- Separate dining room with bi-fold doors to rear garden
- Generous kitchen/utility, cloakroom and study
- Family bathroom and ensuite to master bedroom
- Outbuildings including home office and super garden recreation room
- See our website for up-to-date material information.

## The Location

Centrally situated in a very pretty village which is surrounded by glorious countryside. Hethe has an active community and a parish church. The nearby village of Fringford has a public house and primary school, whilst extensive facilities are available at the nearby market town of Bicester. Bicester also provides mainline railway services to Oxford, Birmingham and London Marylebone (in under 50 minutes). The motorway network is easily accessible by Junction 10 of the M40.



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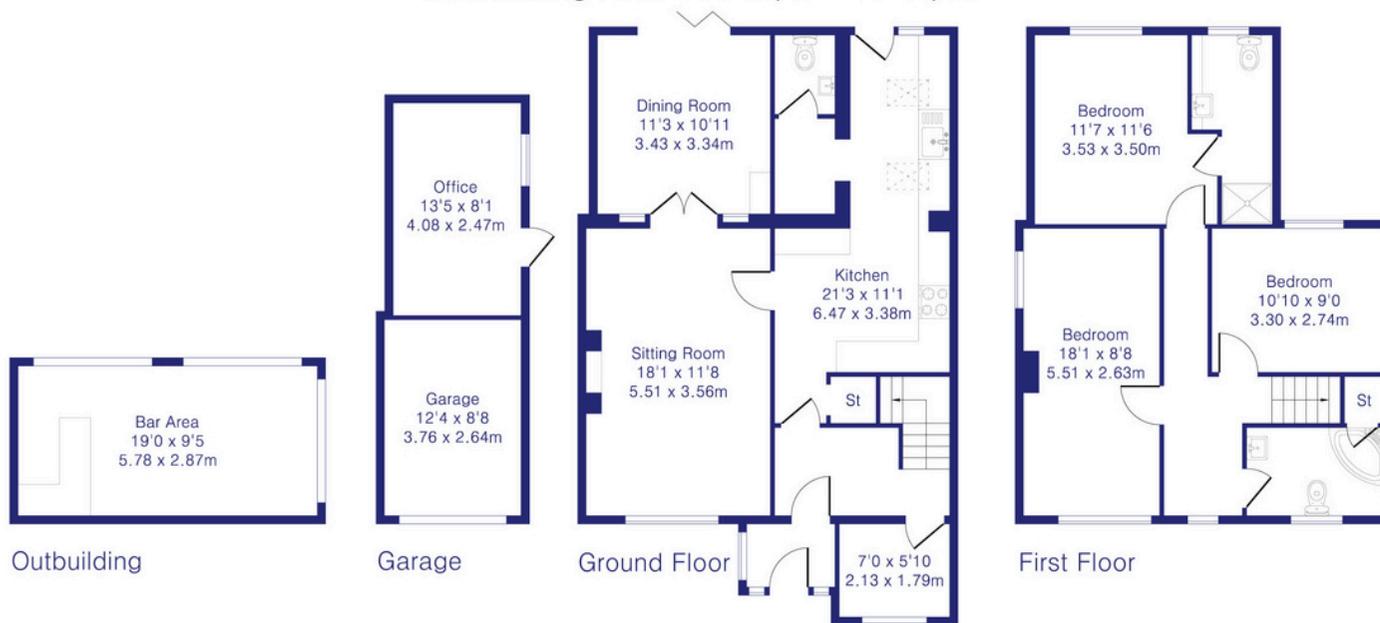
### Approximate Gross Internal Area 1755 sq ft - 164 sq m

Ground Floor Area 759 sq ft – 71 sq m

First Floor Area 600 sq ft – 56 sq m

Garage Area 217 sq ft – 20 sq m

Outbuilding Area 179 sq ft – 17 sq m



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