



12 Ambrosden Court Close, Bicester, OX25 2AR

Guide Price £600,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious and beautifully presented four bedroom detached house, located in a lovely small close. This thoughtfully designed property was built approximately 9 years ago and has been meticulously cared for and improved by the current owners. There is an entrance hall with storage and cloakroom off, a large dual aspect living room with double doors to the rear garden. A dual aspect dining room with bay window to the side and a super kitchen/dining room. The kitchen/dining room has been remodelled and refitted to an exacting standard with an exceptional range of wall and base units, extensive working surfaces, a breakfast bar and numerous fitted appliances. It is wonderfully light and dual aspect. The first floor does not disappoint with four proper bedrooms two of which are ensuite and a family bathroom. There is a front garden, driveway with good parking, well proportioned garage and a rear garden with patio and decking. Viewing highly recommended.

### AGENTS NOTES

A traditionally constructed, four bedroom detached house, built approximately 9 years ago. Mains; water, drainage, electricity, water and gas are connected. Heating; gas fired central heating to radiators. Broadband - all broadband speeds up to Ultrafast are likely to be available in the area. Mobile phone coverage - likely availability according to Ofcom; EE good outdoor and good indoor, Vodafone and Three good outdoor, O2 variable outdoor. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. There is a management company for this area. Currently service charge £356 pa. Local Authority - Cherwell District Council - E. EPC - B.





## Key Features

- Spacious and meticulously cared for four bedroom detached house
- Beautiful refitted kitchen/dining room
- Two further reception rooms
- Four property bedrooms
- Two ensembles
- Garage and driveway parking
- Built only 9 years ago
- Village with amenities including primary school and shops
- See our website for up-to-date material information

## The Location

Located in a lovely small close of only 12 properties. Ambrosden is a desirable and popular village with a good range of amenities including; a primary school, shops (one with a post office) and a public house. The nearby market town of Bicester (2.5 miles) provides for all everyday needs as well as having mainline railway services to London Marylebone, Birmingham and central Oxford. Oxford can be reached by cutting through Islip avoiding the A31. The motorway network is easily accessible via Junction 9 of the M40.



**Approximate Gross Internal Area 1394 sq ft - 129 sq m  
(Excluding Garage)**

Ground Floor Area 716 sq ft – 66 sq m

First Floor Area 678 sq ft – 63 sq m

Garage Area 193 sq ft – 18 sq m



Ground Floor

First Floor

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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