



The Old Stable Barn Priory Lane, Bicester, OX26 6BG
Guide Price £315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming semi-detached, period barn conversion set in a highly desirable, quiet, central location. This beautiful natural stone Grade II listed property has character and an excellent design. There is an entrance hall with cloakroom and storage off, a modern kitchen and spacious living room. On the first floor both bedrooms are well proportioned and there is a smart bathroom with a white suite. Outside the property benefits from both off street parking and a small courtyard to the side.

MATERIAL INFORMATION

A two bedroom semi-detached natural stone barn conversion. All mains services are connected. Gas fired central heating to radiators.

Broadband - according to Ofcom - standard and superfast broadband are available.

Mobile phone availability - according to Ofcom - indoors all service providers are likely to have limited availability for both voice and data; with the exception of O2 who are likely to have availability for voice. Outdoors all service providers are likely to have availability for both voice and data. 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.

Also Note: The Seller is happy to provide a copy of his survey and the structural engineers report which may be of particular interest to buyers in respect of the roof.

The property is both listed and is situated within a conservation area.

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





Key Features

- Charming semi-detached barn conversion
- Beautiful central, yet quiet location
- Small courtyard garden and off-street parking
- Convenient for Bicester Village Station
- No onward chain
- Large reception room
- Ground floor cloakroom
- Short walk to both town and Bicester Village

The Location

Ideally located in a no through lane, close to the heart of Bicester. The property is amongst other interesting period properties and within close walking distance of the town centre, Bicester Village Station and Bicester Village. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.



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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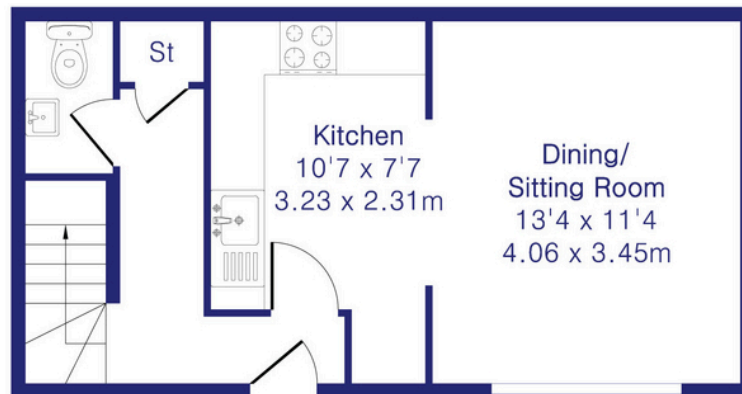
Approximate Gross Internal Area 698 sq ft - 66 sq m

Ground Floor Area 349sq ft – 33 sq m

First Floor Area 349 sq ft – 33 sq m



First Floor



Ground Floor