



18 Violet Close, Ambrosden, OX25 2DJ

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented four bedroom detached house, enjoying an enviable edge of village, end of close location. No onward chain. Impeccably presented and well designed, this property is priced to sell. On the ground floor, there is a traditional hallway, with a cloakroom off, giving access to the principal rooms. The living room has a lovely open outlook with a bay window, the kitchen/dining room has a range of integrated appliances and double doors to the well proportioned south facing back garden. All first floor bedrooms with ensuite to master and smart family bathrooms. Front garden with pathway to front door, extensive driveway parking providing access to single garage, rear garden with extensive patio, being principally laid to lawn with a personal door to the garage.

AGENTS NOTES

Traditionally constructed four bedroom detached house, built approximately six years ago. Mains; electricity, gas, water and drainage are connected. Broadband, the availability according to Ofcom is that all services including Ultrafast are available. Mobile phone coverage - the likely predicted availability according to Ofcom; EE good outdoor and in home, Three good outdoor variable in home, O2 and Vodafone good outdoor. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Local Authority: Cherwell District Council - E. EPC - C.



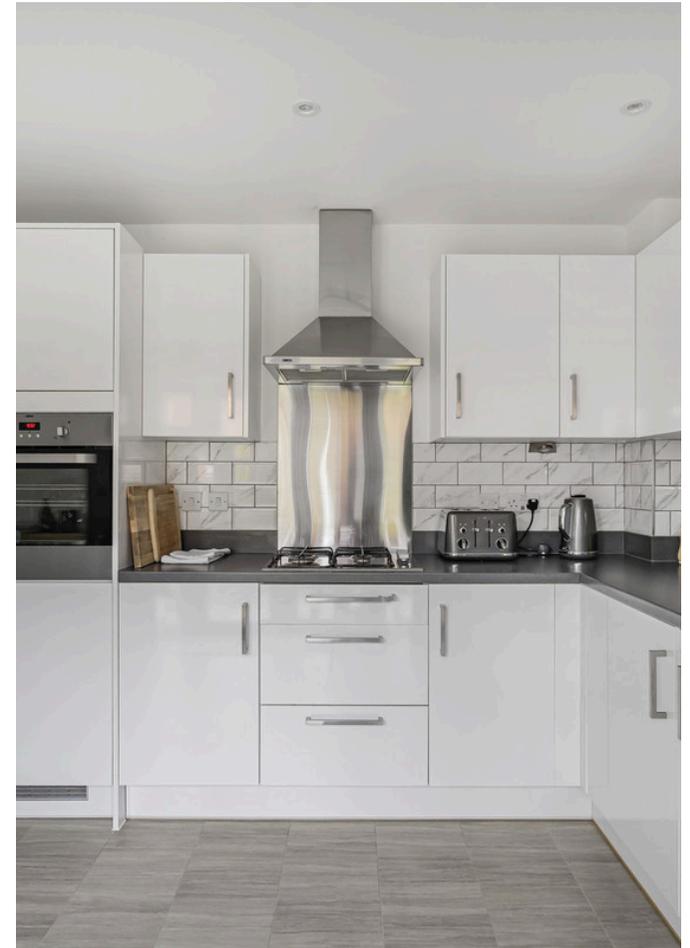


Key Features

- Beautifully presented four bed detached
- No onward chain
- Edge of village, end of close location
- Only five years old
- South facing rear garden
- Good parking and garage
- Built only five years ago
- Village with amenities including; primary school and shops

The Location

Enjoying a super end of close position with open outlook to the front. Ambrosden is a desirable and popular village with a good range of amenities including; a primary school, shops (one with 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 A34. The motorway network is easily accessible, via Junction 9 of the M40.



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.

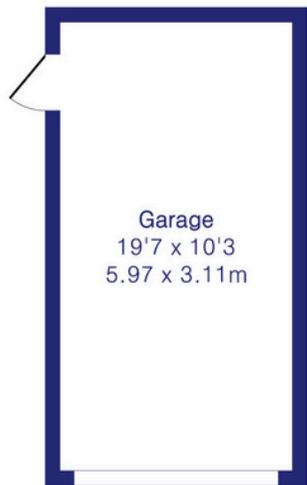
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1056 sq ft - 98 sq m (Excluding Garage)

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 524 sq ft – 49 sq m

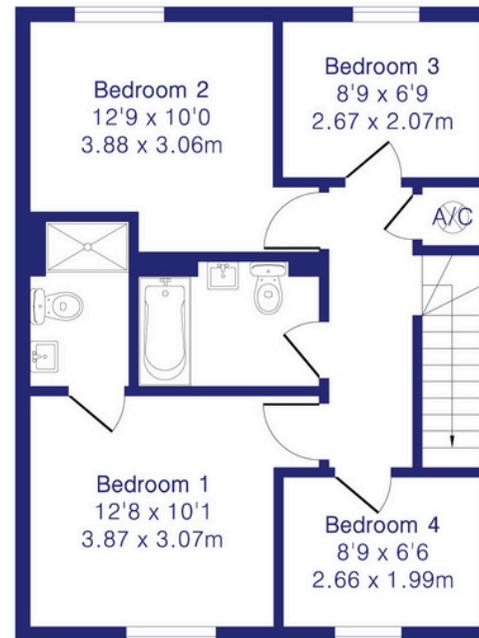
Garage Area 200 sq ft – 19 sq m



Garage



Ground Floor



First Floor

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