



Main Street, Charndon, OX27 0BL

Guide Price £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

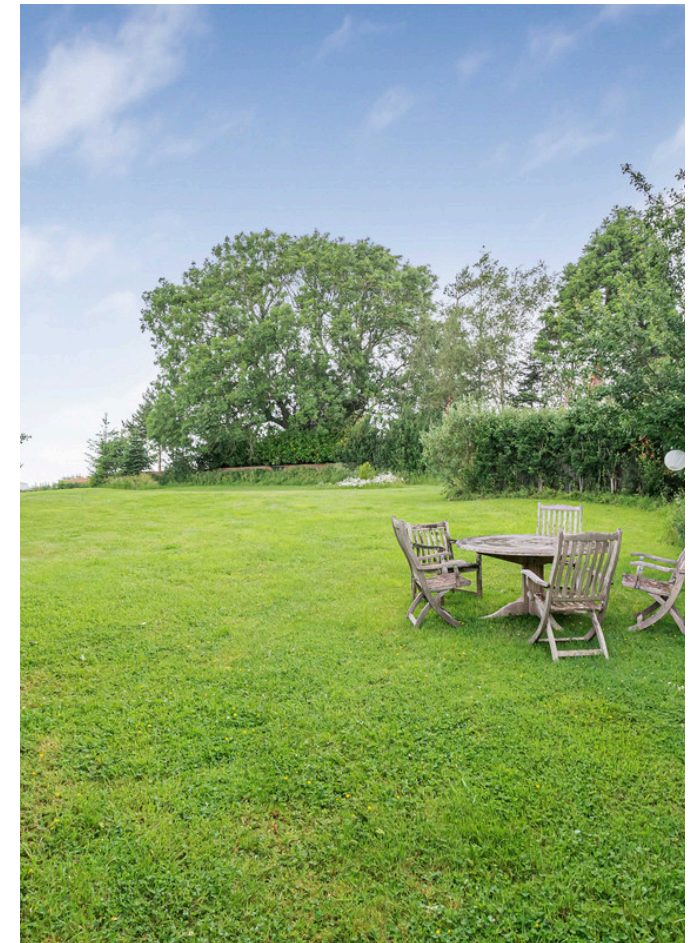
An extended, spacious well presented four bedroom semi detached period home. Retaining a wealth of character features, set in an elevated position with a garden and paddock of approx. ½ acre and views over farmland.

An enclosed porch leads you into a dining room with a fireplace and quarry tiled floor. A door leads into a hallway off of which is; a study, sitting room and kitchen breakfast room, a utility room and steps down to another entrance hall with a family room/guest bedroom and cloakroom and the garage. Upstairs the principal bedroom is dual aspect with a fitted wardrobe and ensuite, there are two further double bedrooms and a good size single or small double bedroom along with a family bathroom. There are four parking spaces and a single garage. The rear garden has a lawn with mature trees, that leads to a paddock with views over farmland

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and variable in home coverage for EE and good outdoor coverage for O2, Three & Vodafone (checker.ofcom.org.uk). Outline planning permission has been approved for 5 houses in the field opposite and a new property under construction in the neighbouring farm, interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request.

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.





Key Features

- Four Bedrooms
- Four Reception Rooms
- Kitchen Breakfast Room
- Utility
- En Suite, Bathroom and Cloakroom
- Period Features
- Garden and Paddock
- Views over Farmland
- Garage and Four Parking Spaces
- Oil Fired Heating to Radiators



The Location

Local Shops 1.8m

Bicester Market Square 7.0m

Buckingham Market Square 8.4m

Oxford 21.8m

The Centre MK 21.5

Bicester North Station (London Marylebone approx. 50 mins)
7.3m

Bicester Village Station (London Marylebone from 51 mins,
Oxford 16 mins) 7.2m

Manorsfield Road Bus and Coach Station to Oxford,
Buckingham, Milton Keynes, Bedford and Cambridge 7.2m

All times and distances are approximate.



Thomas Merrifield and their clients give notice that:

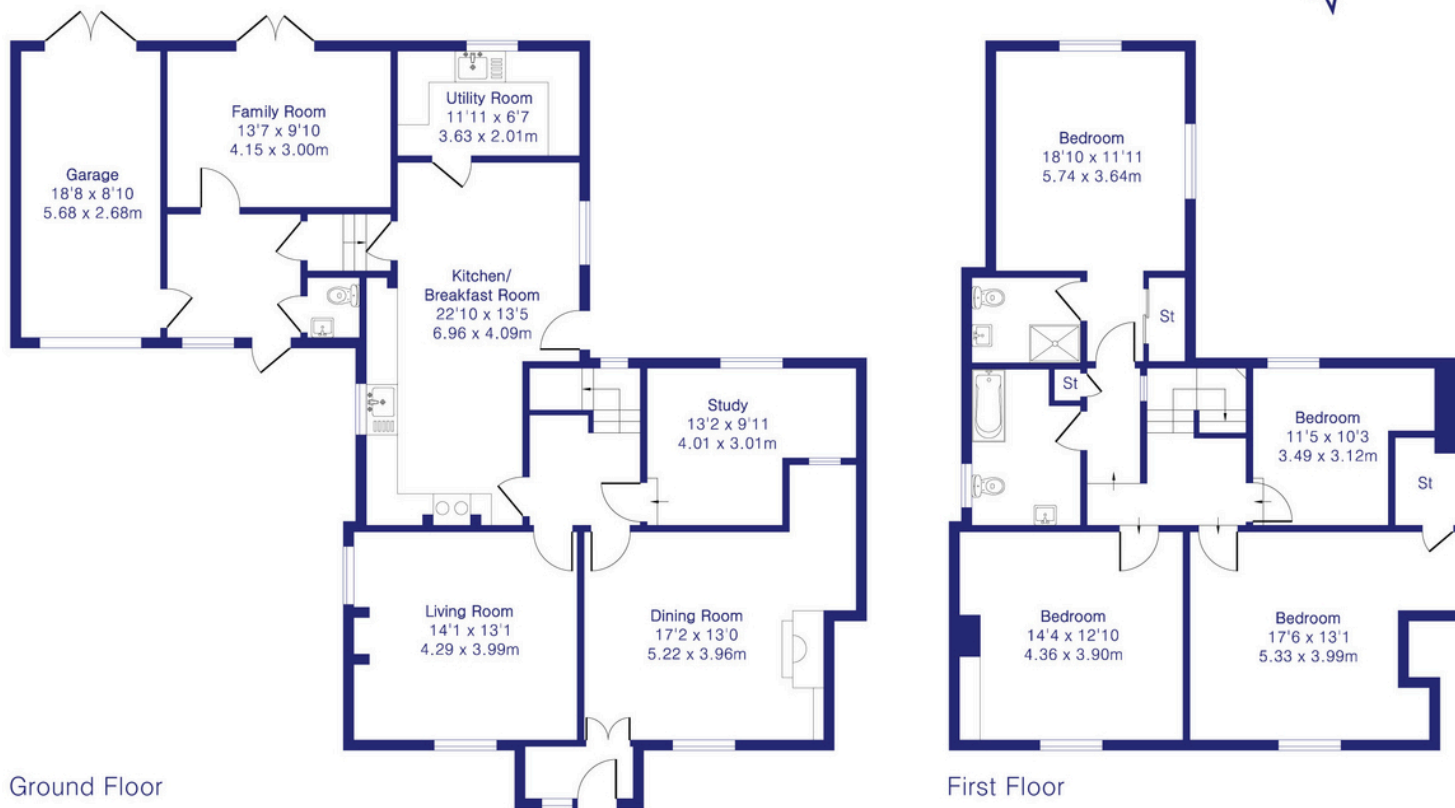
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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 2353 sq ft - 218 sq m (Including Garage)

Ground Floor Area 1401 sq ft – 130 sq m

First Floor Area 952 sq ft – 88 sq m



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