



2 Simpson Drive, Heyford Park, OX25 5BB

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A bright and airy four bedroom detached house with an open plan ground floor, garage, parking and ideally located close to the green, shops and amenities.

You enter the reception hall with a tiled floor that continues throughout the ground floor, to your left is the cloakroom and stairs to the first floor whilst to ahead of you and to your right are doors into the open plan living space. The kitchen units have clean crisp lines with feature lighting, integrated appliances and a breakfast bar, beyond which the sitting and dining areas have folding doors out to the patio. Upstairs are three double and a single bedroom with a family bathroom and an en suite and fitted wardrobes to the main bedroom. Immediately to the rear of the property is the attractive garden with a patio giving way to a lawn. To the front is a flower bed and to the side is parking leading to the garage.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and in home coverage for EE, variable outdoor coverage for O2 & Three with poor to no coverage outdoor for Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request.

Local Authority - Cherwell District Council – E. EPC – B.





Key Features

- Four bedrooms
- Former Show Home
- Open Plan Living Space
- Close to Shops
- En Suite to the Principal Bedroom
- Modern Kitchen with Feature Lighting
- Garage and Two Parking Spaces
- Garden
- Gas Fired Central Heating to Radiators
- Management Charge £308 pa

The Location

Local Shops 0.3m
 Bicester Market Square 5.9m
 Lower Heyford Station (London Marylebone approx. 1hr 44 mins, Oxford from approx.13 mins) 2.6m
 Bicester North Station (London Marylebone approx. 50 mins) 5.8m
 Bicester Village Station (London Marylebone from 51 mins, Oxford 16 mins) 6.1m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.8m
 All times and distances are approximate.

**Approximate Gross Internal Area 1194 sq ft - 110 sq m
(Excluding Garage)**

Ground Floor Area 597 sq ft – 55 sq m

First Floor Area 597 sq ft – 55 sq m

Garage Area 200 sq ft – 19 sq m



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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