



15 Church Leys Field, Ambrosden, OX25 2DF
£600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious, very well presented four double bedroom double fronted detached house with two reception rooms, a large kitchen dining room and a super open outlook over to Brill. Off the central reception hall are a cloakroom and to your left is the spacious dual aspect kitchen dining room running the length of the house with attractive modern units, integrated appliances and a very handy utility room with a door to the garden of it. To your right are a study at the front and the dual aspect sitting room with French doors to the garden. Upstairs the dual aspect principal bedroom has an en suite as does the guest bedroom and there are two further double bedrooms and a family bathroom. The front garden has flower beds with a driveway providing parking for two cars and access to the single garage and there is a further area of hard standing to the opposite side of the house. The rear has a patio with lawn and flower beds that continues behind 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 variable in home coverage for EE and good outdoor coverage for 02, Three & 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 F. EPC - A





Key Features

- Four Double Bedrooms
- Sitting Room
- Study or Playroom
- Large Kitchen Dining Room
- Utility Room
- Bathroom, Cloakroom, Two En Suite Bedrooms
- Garage and Two Parking Spaces
- Additional Hard Standing at the Front
- Management Charge approx. £280pa
- Solar Panels and Gas Central Heating to Radiators

The Location

Local Shops 0.5m
 Bicester Market Square 2.7m
 Bicester Village 2.9m
 Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 2.7m
 Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 3.5m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 2.9m
 All times and distances are approximate.

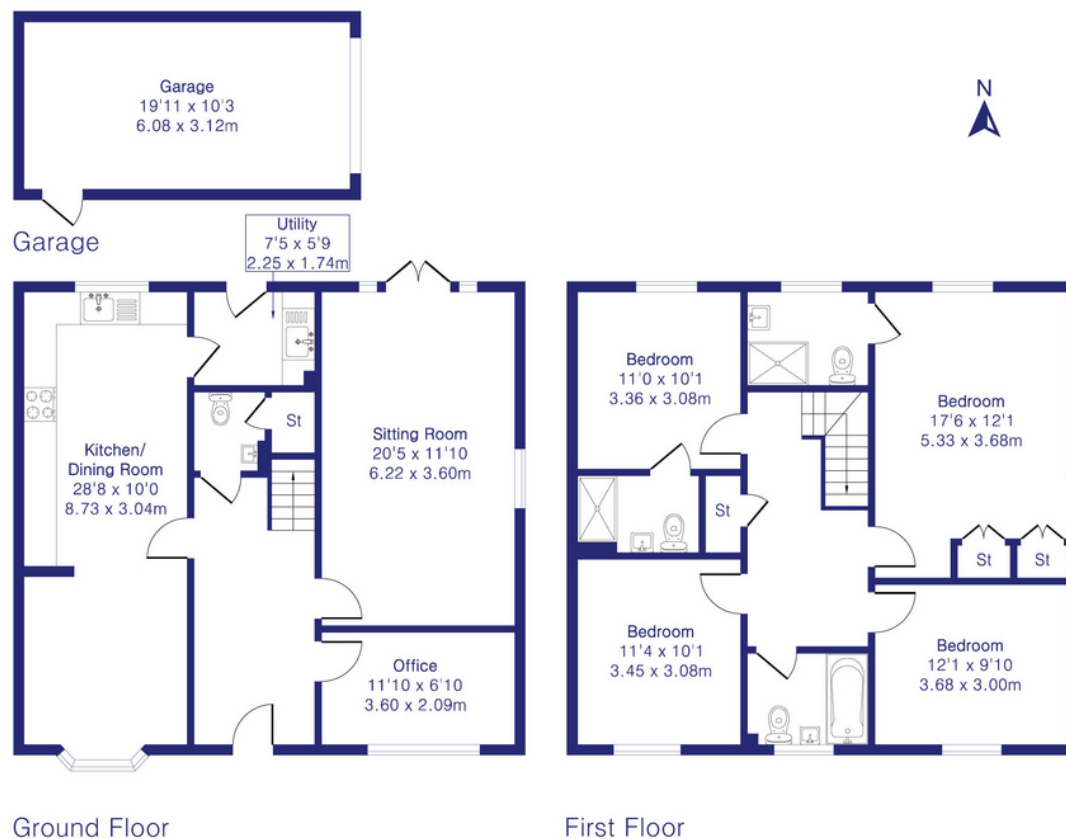


**Approximate Gross Internal Area 1666 sq ft - 155 sq m
(Excluding Garage)**

Ground Floor Area 835 sq ft – 78 sq m

First Floor Area 831 sq ft – 77 sq m

Garage Area 204 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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