



19 Hull Lane, Bicester, OX25 2BN

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A bright and spacious three double bedroom detached home with; high ceilings, a landscaped garden, parking and EV charging and a splendid home office/studio.

As you enter the entrance hall the stairs raise to the first floor and it is open plan into the spacious kitchen/dining/family room. The kitchen is comprehensively fitted with units and separated from the dining/family room by a low partition, making a super communal living space. There is a cloakroom, large cupboard and the sitting room has a door out to the rear garden. The first floor has three double bedrooms including; the principal bedroom suite with ensuite and a further shower room. There is two parking spaces to the side with an EV charger and access to the rear garden which has a large paved patio ideal for alfresco dining, gravel and raised planters. There is a splendid detached home office/studio with air con and heating.

The property is connected to mains; electricity, gas, water and drainage. Broadband - according to Ofcom there is currently no data available for broadband coverage. Mobile – according to Ofcom there is good coverage outdoor and in home for Vodaphone, good outdoor with variable in home coverage for Three and good outdoor coverage for EE & 02

(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 - B





Key Features

- Three Double Bedrooms
- Sitting Room
- Open Plan Kitchen Dining or Family Room
- High Ceilings and Large Windows,
- Bright and Airy
- Landscaped Low Maintenance Garden
- Splendid Detached Home Office or Studio
- Mechanical Heat Recovery
- Gas Central Heating to Radiators
- Maintenance Charge - £240.53 pa

The Location

Graven Hill Shops 0.2m
Bicester Market Square 1.2m
Bicester Village 1.3m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.2m
Bicester North Station (London Marylebone from approx. 50 mins) 1.9m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.4m
All times and distances are approximate.

**Approximate Gross Internal Area 1296 sq ft - 120 sq m
(Excluding Outbuilding)**

Ground Floor Area 648 sq ft – 60 sq m

First Floor Area 648 sq ft – 60 sq m

Outbuilding Area 101 sq ft – 9 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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