



3 College Square, Upper Heyford, OX25 5NG

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming period cottage with character throughout, spacious ground floor accommodation and a south facing garden. No onward chain. This delightful natural stone cottage has characterful living room with a former fireplace and stove, a large kitchen/dining room with bifold doors to the rear garden, two proper bedrooms, a first floor bathroom and a useful loft room. The back garden is well proportioned with a lovely private decked area immediately adjacent to the kitchen/dining room. There is off road parking to the front for two cars.

MATERIAL INFORMATION:

A terraced natural stone period cottage with a natural stone extension to the rear.

Mains, water, drainage and electricity are connected.

Heating - LPG gas to radiators central heating.

Broadband likely availability - according to Ofcom; all broadband speeds including Ultrafast are likely to be available.

Predicted likely mobile phone availability - according to Ofcom; EE and O2 good outdoor, Three and Vodafone variable outdoor.

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.

Right of way - adjoining two properties have a barrow access right of way through the archway and through the garden.

The property is located in a conservation area.

Cherwell District Council. Band: C.

EPC: D.





Key Features

- Charming period cottage
- Particularly spacious ground floor accommodation
- Character throughout
- Wood burning stove to living room
- Delightful kitchen/dining room opening to rear garden
- Two good bedrooms and first floor bathroom
- Pretty south facing garden
- Off road parking for two cars
- No onward chain

The Location

Delightfully situated in the village proper of Upper Heyford, which has many fine natural stone period properties and a traditional public house. There are beautiful walks through the Cherwell Valley and the property is set on a quiet road. Nearby Heyford Park provides lots of amenities including; schools for all ages, shops and further recreational facilities. The motorway network is easily accessible via junction 10 of the M40 and there are railway services at nearby Lower Heyford, as well as two main line stations in Bicester with services between them to London Marylebone, Birmingham and Oxford.



Approximate Gross Internal Area 788 sq ft - 73 sq m

Ground Floor Area 344 sq ft – 32 sq m

First Floor Area 293 sq ft – 27 sq m

Loft Area 151 sq ft – 14 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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS