



8 Constables Croft, Upper Arcott, OX25 1PG

Guide Price £600,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An exceptional three bedroom detached bungalow, beautifully presented and exceptionally well cared for, offering glorious gardens in a quiet village setting. This extended and updated detached property is well thought out with beautifully light and roomy accommodation. The living accommodation includes; a living room with fireplace and bay window to front, a dining area which leads into a lovely vaulted sun room and a well proportioned kitchen/breakfast room. The garage has been part converted, within building regulations, to create a large study; the remainder is still in use as a garage. All three bedrooms are well proportioned with a smart ensuite to the master bedroom. The family bathroom beautifully presented. To the front there is a pretty garden and ample driveway parking. Whilst to the rear there is a glorious well proportioned south-west facing garden enjoying an unusual degree of privacy.

### MATERIAL INFORMATION

Traditionally constructed three bedroom detached bungalow. Mains; water, drainage, gas and electricity are connected. Heating; gas fired central heating to radiators. Broadband - standard and superfast broadband are likely to be available. Mobile phone coverage - likely predicted availability according to Ofcom; EE good outdoor, variable indoors, 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. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority: Cherwell District Council - D. EPC - C





## Key Features

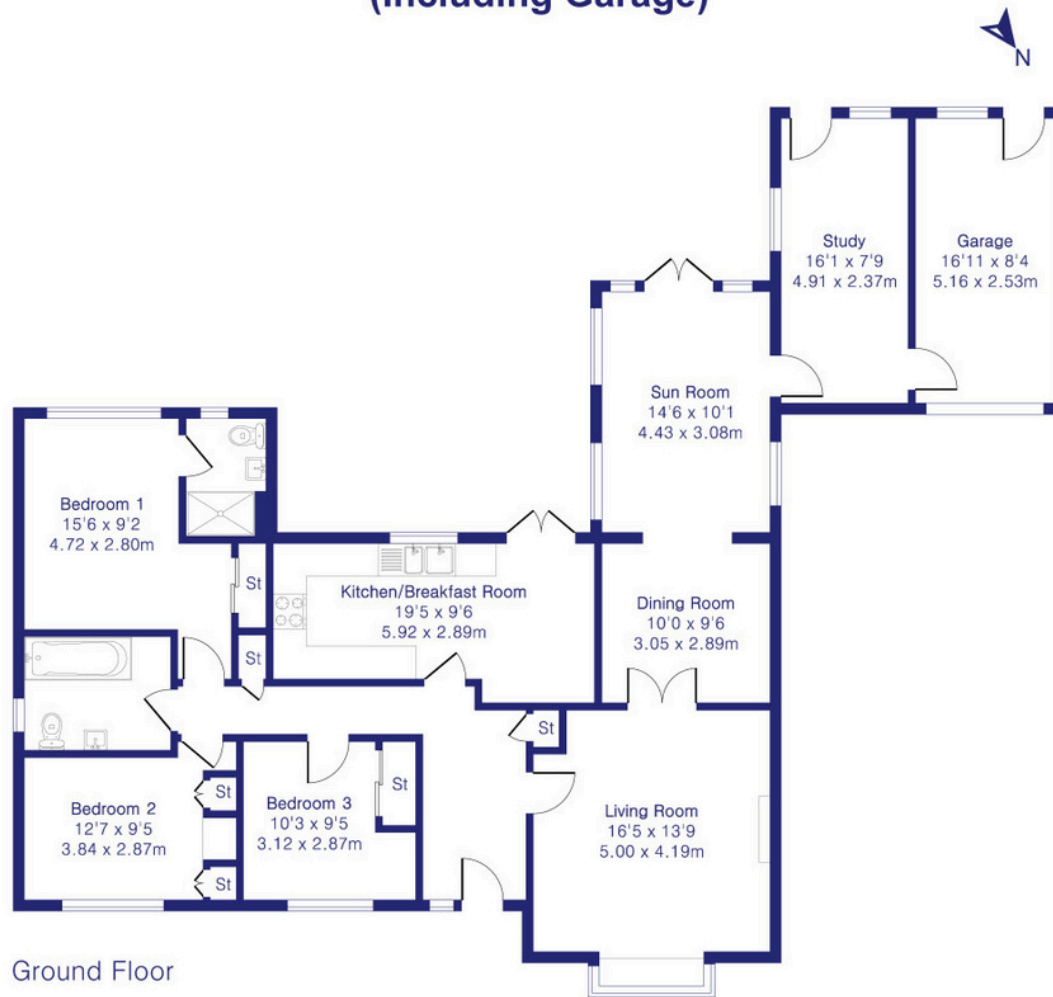
- An exceptional three bedroom detached bungalow
- Beautifully presented and particularly well cared for
- Light and spacious living accommodation
- Three well proportioned bedrooms
- Ensuite to master bedroom
- Double garage part converted to provide study
- Glorious gardens
- Ample parking
- Mains gas central heating to radiators
- Village with amenities

## The Location

Set in a small and attractive close of detached properties, overlooking a pleasant green. Arncott is a medium sized village with the benefit of a public house and a convenience store. Nearby villages offer primary schools and the market town of Bicester is approximately only 4 miles away. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.



**Approximate Gross Internal Area 1532 sq ft - 142 sq m  
(Including Garage)**



Ground Floor

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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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