



5 Crimson Gardens, Bicester, OX27 8BY

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This attractive five bedroom property enjoys a super position on this Eco-friendly development. Its within easy reach of a local primary school, a bus stop, local centre (to include; nursery, cafe, community hall and business hub).

On entering the property the hall leads to a study, a cloak/utility room, a the sitting room and at the far end is the open plan kitchen/dining/family room running the width of the house. Upstairs there are five bedrooms with an ensuite and fitted wardrobe to the principal bedroom and a family bathroom. Outside the front garden has a flower/shrub bed and the has a garage with two parking spaces in front. The rear garden is laid to lawn with extended patios and flower beds. There are many Eco-friendly features including: high performance windows, solar panels, EV charging point, green roof to garage and rain water harvesting.

The property is connected to mains electricity, water and drainage, heating is via a community scheme - further details are available from the selling agent. Broadband - according to Ofcom, Standard broadband is available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and variable in door coverage for Vodafone and good outdoor coverage for EE, 02 & Three (checker.ofcom.org.uk). The government portal generally highlights this as a medium flood risk postcode for yearly surface water flooding between 2040 and 2060. 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 - A





Key Features

- Five Bedrooms
- Sitting room
- Study
- Kitchen Dining Family Room
- Garage and Two Parking Spaces
- Garden
- Eco Home
- Gas Central Heating to Radiators
- Maintenance Charge £405pa
- See our website for up-to-date material information.

The Location

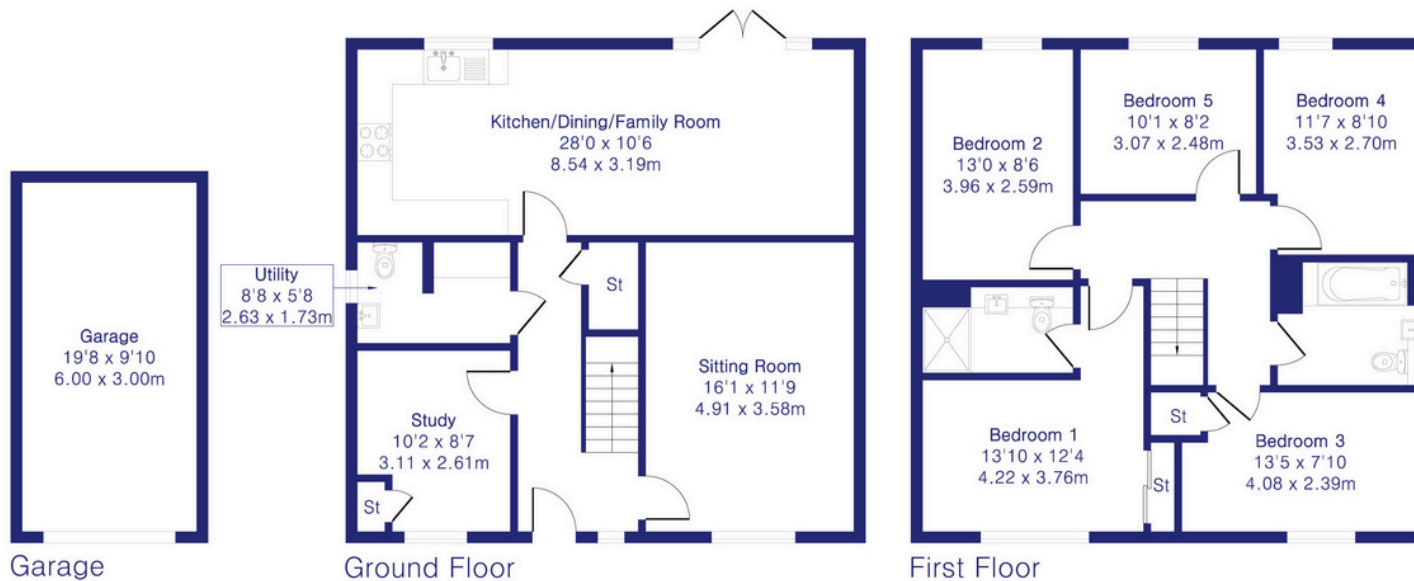
Local Shops 1.4m
 Bicester Market Square 2.6m
 Bicester Village 2.5m
 A43 3.2m
 Bicester Motion 1.4m
 Bicester North Station (London Marylebone from approx. 50 mins) 2.1m
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 2.7m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 2.2m
 All times and distances are approximate.

**Approximate Gross Internal Area 1524 sq ft - 142 sq m
(Excluding Garage)**

Ground Floor Area 762 sq ft – 71 sq m

First Floor Area 762 sq ft – 71 sq m

Garage Area 194 sq ft – 18 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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