



1 Wellesley Close, Heyford Park, OX25 5AP

Guide Price £540,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious double fronted four or five bedroom townhouse. Flexible accommodation over three floors with gardens to three sides and a garage. Ideally located in a quiet close near to shops and amenities.

On entering the property there is a really handy store cupboard, a study, the stairs, a cloakroom with a utility cupboard. The L Shaped open plan sitting/dining and fitted kitchen is triple aspect with plantation shutters to the front and a bay window to the side, with bi-fold doors lead out to the rear garden. On the first floor is a further reception room/bedroom and two further bedrooms with a family bathroom. The master bedroom is on the second floor with an en suite and fitted wardrobes together with the fifth bedroom. Outside the front garden is to the front and side of the property and is laid to lawn with flower beds enclosed by low railings, there is a side gate to the rear garden. The rear garden has been landscaped with a patio, lawn raised flower beds and a super raised patio seating area. The garage is to the side and has a pedestrian door and ample parking.

The property has gas fired central heating to radiators and is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile - According to Ofcom there is Likely mobile voice and data coverage indoors for EE, limited voice coverage for O2 with no data and none for Three and Vodafone and likely mobile voice and data coverage outdoors for EE, O2 & Vodafone and likely voice with limited data for Three (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 Easements, Boundaries, Restrictions & Rights are awaited. In front of the garage are two parking





Key Features

- Four Bedrooms
- Sitting Room or Additional Bedroom 5
- Study and the broadband is fibre
- Open Plan Sitting Dining and Kitchen
- Bathroom, En Suite and Cloakroom
- Private Landscaped Garden
- Garage and Parking with EV Charger
- Quiet position
- Close to Local Amenities
- See our website for up-to-date material information.

The Location

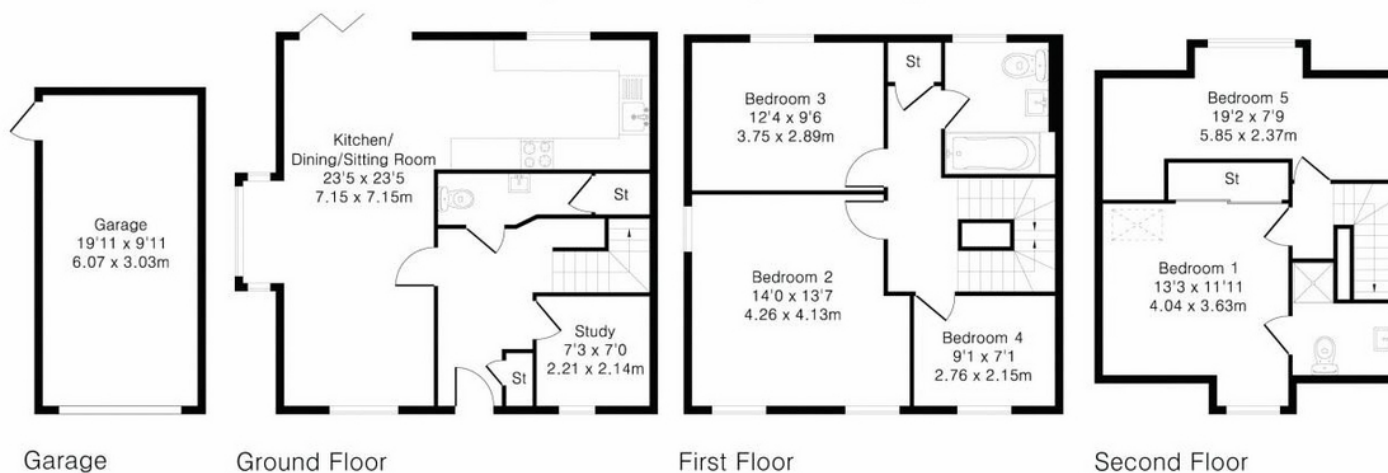
Local Shops 0.1m, Bicester Market Square 5.9m, Oxford Carfax Tower 15.9m, London 68.8m, Heyford Station (London Marylebone approx 1hr 44 mins), 2.7m Bicester North Station (London Marylebone from approx. 50 mins), 5.8m, Upper Heyford Railway Station (Paddington from 1hr 13mins), Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 6.0m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.8m. All times and distances and approximate.

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.

Approximate Gross Internal Area 1693 sq ft – 157 sq m
Ground Floor Area 567 sq ft – 53 sq m
First Floor Area 543 sq ft – 50 sq m
Second Floor Area 385 sq ft – 36 sq m
Garage Area 198 sq ft – 18 sq m



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