



Willowmere Mere Lane, Finmere, MK18 4DH

Offers In Excess Of £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming detached house, in a lovely village location. Substantial and well planned accommodation with a wonderful garden. The generous double aspect sitting room has a wood burner, French doors to the rear patio and double doors leading to the dining room which is also dual aspect. The kitchen is farmhouse style. Additionally on the ground floor there is a large conservatory, utility room and cloakroom. There are four/five double bedrooms, two with ensuite, a large family bathroom and the master suite with double bedroom, ensuite, lounge and dressing area. The garden is a major feature of the property, with an extensive patio and terrace. There is an oversized double garage with generous car parking to the front.

MATERIAL INFORMATION

Mains; gas, water and electricity and drainage are connected. Heating gas fired boiler to radiators. Broadband - Ofcom states - all broadband speed up to and including Ultrafast are available. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. 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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority: Cherwell District Council - E. EPC - C.





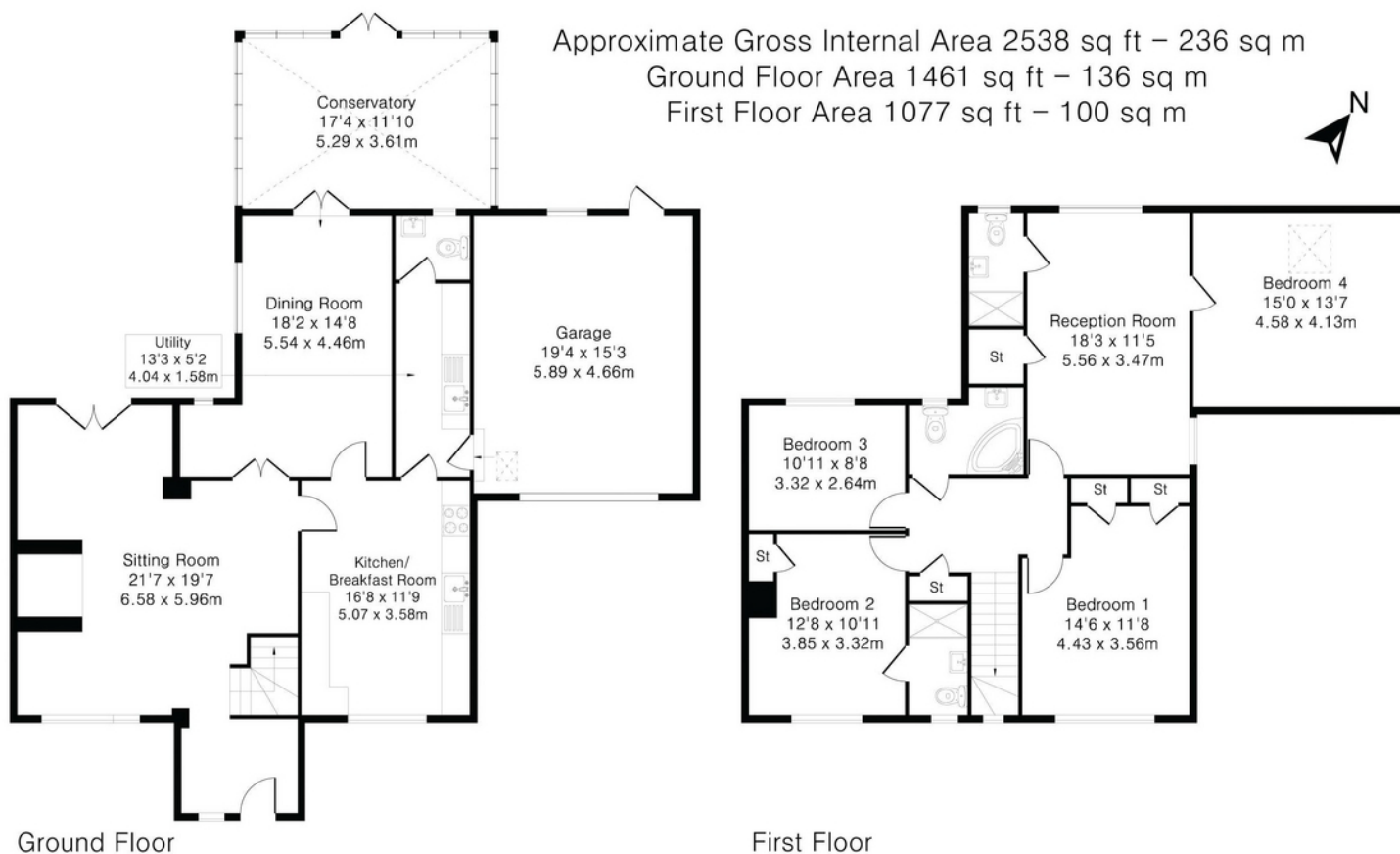
Key Features

- Charming detached house
- Wonderful private garden
- Three excellent reception rooms
- Four generous bedrooms
- Three bath/shower rooms
- Super farmhouse style kitchen with numerous appliances
- Conservatory and delightful terrace overlooking the rear garden
- Quietly located in a no through lane
- Lovely village location
- See our website for up-to-date material information.

The Location

Quietly situated on Mere Lane a private no through road, within the pretty village of Finmere. The village lies on the Oxfordshire side of the Oxfordshire/Buckinghamshire/Northamptonshire borders and offers a local primary school, thatched pub and nearby post office. Super walks are available over the local countryside, particularly by continuing down Mere Lane, an original Roman Road. Stowe School and the National Trust Stowe Gardens are close by and Silverstone (approximately 4 miles), or in nearby Bicester (approximately 8 miles). Motorway Links - M40 Junction 14 from the North & Junction 13 from the South. Railway Stations - Bicester Banbury and Milton Keynes. Airports - All major airports: Birmingham, Luton and Heathrow.





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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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