



28 Swallow Close, Bicester, OX26 6YL

Guide Price £550,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A particularly spacious detached four bedroom house in a super position, on the original Langford position. This extended and thoughtfully designed property offers, spacious accommodation of over 1400 sq ft with three bath/shower rooms and four good bedrooms. The ground floor has three principal reception rooms/areas, plus a super kitchen extension with vaulted ceilings and velux roof lights. The second floor has three good bedrooms the master of which is ensuite and a family bathroom, whilst the top floor provides a loft conversion with a delightful bedroom and shower room. There is a garden or parking to the front and well enclosed sunny rear garden with a work from home office. Viewing highly recommended.

### MATERIAL INFORMATION

A detached house extended to provide four bedrooms, including a loft conversion. Mains; water, drainage electricity and gas are connected. Heating; gas fired boiler to radiators. Broadband - Ofcom states - that Ultrafast broadband is available.

Predicted mobile phone availability - Ofcom states - indoors all service providers have limited availability for both voice and data. Outdoors - all service providers are likely to have availability for voice and data.

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

- A particularly spacious four bedroom detached house
- Super position on the original Langford development
- Extended and thoughtfully designed
- Over 1400 sq ft of accommodation
- Three bathrooms/shower rooms
- Superb vaulted kitchen/dining room extension
- Work from home office in garden
- Development with excellent amenities
- See our website for up-to-date material information

## The Location

Pleasantly situated in a small close, near to the centre of the original Langford area. Langford Village provides a well regarded primary school. A parade of shops and public house. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 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.

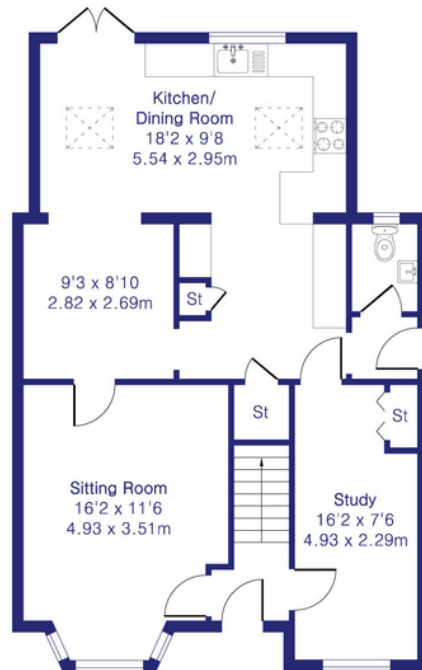
**Approximate Gross Internal Area 1575 sq ft - 146 sq m**

Ground Floor Area 784 sq ft – 72 sq m

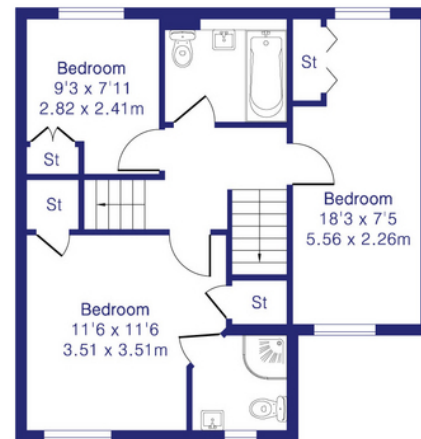
First Floor Area 524 sq ft – 49 sq m

Second Floor Area 267 sq ft – 25 sq m

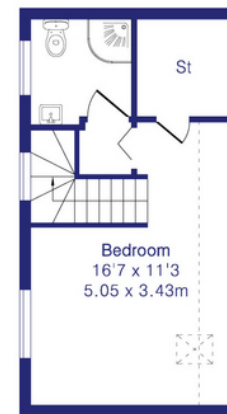
Outbuilding Area 133 sq ft – 12 sq m  
(Excluding Outbuilding)



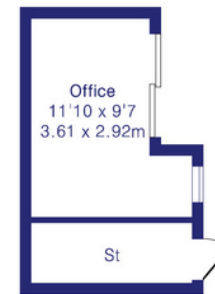
Ground Floor



First Floor



Second Floor



Outbuilding

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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