



Berg House Cedar Drive, Bicester, OX26 4EZ

Guide Price £575,000 Freehold

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The Property

A standout property in a desirable road of individually styled detached houses which enjoys a substantial corner plot and is on the open market for the first time. Berg House is a beautiful home, it features; large room sizes and an abundance of light, bright, accommodation. You enter the property via a large hallway with; original wood block flooring, stairs rising to the first floor and a cloakroom off. The sitting room has a working fireplace and the woodblock flooring continues under the carpet to this room. The kitchen/dining room has been refitted to a high standard with a number of integrated appliances. Additionally on the ground floor there is a garden room, utility room and a large room, currently a study, but suitable as a fourth bedroom. Three further bedrooms are on the first floor with the master bedroom having an adjoining room suitable for a number of uses. In addition, the first floor offers a bathroom, a shower room and a separate cloakroom. The plot is a major feature of the property and with the large rear garden being; well proportioned, unusually private and south west facing. To the front there is also a garden and a driveway offering, off road parking for up to 5 vehicles which leads to the double garage.

MATERIAL INFORMATION

Mains, water, drainage and electricity are connected. Heating - oil fired boiler to radiators. The garage has a corrugated asbestos roof, these are normally considered to be a low level risk if undisturbed.

Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Predicted Mobile Phone availability - according to Ofcom - indoors EE and Three have limited availability for voice and data, 02 and Vodafone are likely to have availability for voice and data. Outdoors all service providers are likely to have availability for both voice and data.

Restrictive covenants are in place, should these be of



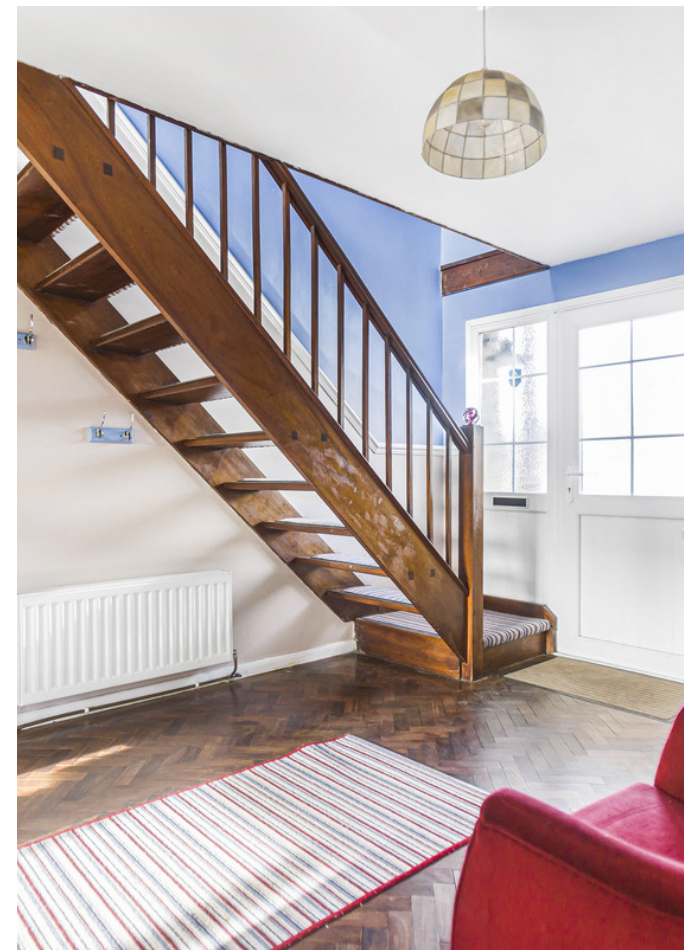


Key Features

- An individually designed four bedroom detached house
- Unique property on the market for the first time.
- Large light, bright rooms
- Living room with open fireplace
- Refitted kitchen/dining room
- Master bedroom with adjoining dressing room
- Two further upstairs bedrooms with two bath/shower rooms.
- Ground floor room suitable for study or fourth bedroom
- Private south west facing rear garden
- Minutes walk to Bicester North Station

The Location

Enjoying a first class location on a mature and attractive road of individual properties. It is within minutes walk of Bicester North Station, highly accessible to the town centre and all of Bicester's amenities. 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. Bicester caters for all everyday needs as well as offering extensive recreational and employment opportunities.

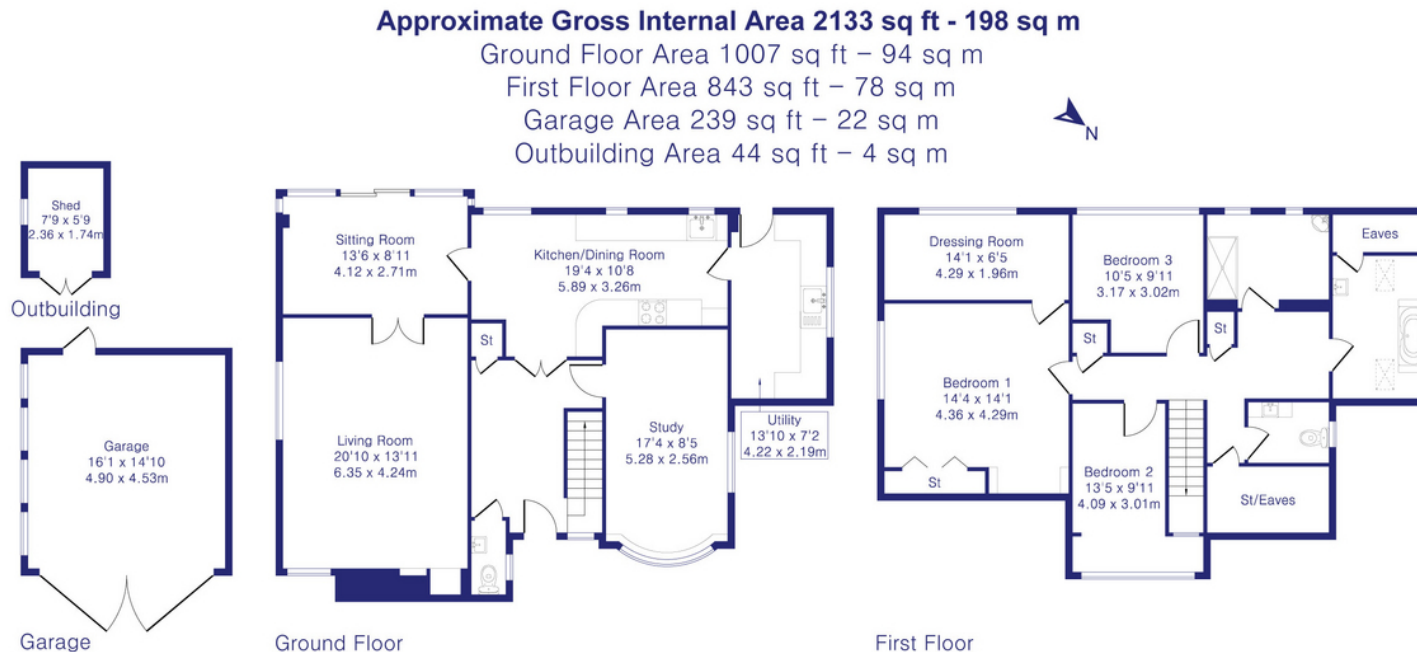


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2. Any areas, measurements or distances are approximate.

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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