



Curlew Cottage Black Bull Lane, Fencott, OX5 2RD

Guide Price £310,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A pretty two bedroom cottage with gardens and parking in an idyllic rural situation. No onward chain. This charming cottage has a pretty front garden with a gravel path leading to the front door and sitting room with wood burner. In turn this leads to the kitchen/breakfast room and the well enclosed private rear garden. There are two bedrooms and a first floor bathroom. The village of Fencott is within easy commuting distance of both Oxford (9 miles 20 minutes) and Bicester (8 miles 15 minutes) and only 3 miles away from Islip train station with services to both Oxford/Bicester and London Marylebone. Viewing highly recommended.

### MATERIAL INFORMATION

The property has natural stone elevations under a pitched and slated roof. Mains water, electricity and drainage are connected. The heating system is electric.

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

Predicted Mobile Phone availability - according to Ofcom - all listed service providers provide a full range of service.

Flood risk - according to the government website - there is a low risk of flooding from either surface, water or rivers.

Local Authority - Cherwell District Council - C. EPC - D.







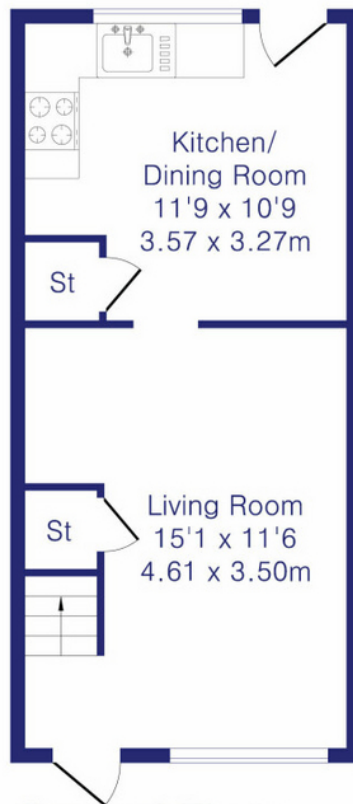
## Key Features

- Pretty natural stone cottage
- Idyllic rural situation
- Secluded west facing rear garden
- Two bedrooms
- Living room with flagstone floors
- Close by Otmoor
- Two parking spaces
- Recently refurbished and improved
- See our website for up-to-date material information.

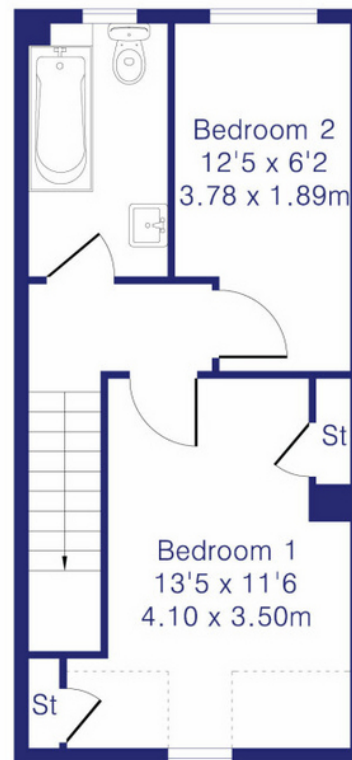
## The Location

Enjoying an idyllic rural situation in a no through lane, close to Otmoor, which is a RSPB reserve and a haven for wildlife. It is also a site of special scientific interest. The village of Fencott, is within easy commuting distance of both Oxford (9 miles, 20 minutes) and Bicester (8 miles, 15 minutes) and only 3 miles away from Islip train station with services to both Oxford/Bicester and London Marylebone.

Approximate Gross Internal Area 614 sq ft – 57 sq m  
Ground Floor Area 308 sq ft – 29 sq m  
First Floor Area 306 sq ft – 28 sq m



Ground Floor



First Floor

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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