



16 Five Acres, Murcott, OX5 2RP

Offers In Excess Of £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A striking natural stone detached house, in a super village location. This beautifully designed property, which was constructed in 2009 offers light and spacious accommodation. The sitting room is triple aspect with a fireplace having wood burning stove, there is a well proportioned study and a farmhouse styled kitchen/dining room. Additionally on the ground floor there is a shower room and utility room. All four bedrooms are good sizes with the master having an ensuite bathroom. The property has a private south-west facing rear garden and ample parking. No onward chain.

AGENTS NOTES

A traditionally constructed four bedroom detached house. Mains; water, drainage and electricity are connected. Heating oil fired boiler to radiators.

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

Predicted mobile phone availability - according to Ofcom - indoors EE and Vodafone are likely to have coverage for both voice and data. Three has limited availability for voice and data. 02 is likely to have availability for voice and limited availability for data. Outdoors all service providers are likely to have availability for both voice and data.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Flood risk - this property is predicted to have a very low risk of flooding from either rivers or surface water.

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





Key Features

- Striking natural stone detached house
- Lovely triple aspect living room with wood burner
- Generous farmhouse style kitchen
- Large office/study
- Four good size bedrooms with ensuite to master
- South west facing rear garden
- Off-Street parking
- Delightful village with super pub/restaurant
- No onward chain
- See our website for up-to-date material information.

The Location

Centrally situated in this very pretty Otmoor village. which has a well regarded pub/restaurant, The Nut Tree. Murcott is surrounded by lovely countryside and borders Otmoor which is a haven for birds and other wildlife. From Murcott it is easy to take minor roads through Islip and onto Oxford. The nearby market town of Bicester provides for all everyday needs. Railway services are available from both Islip and Bicester.



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.

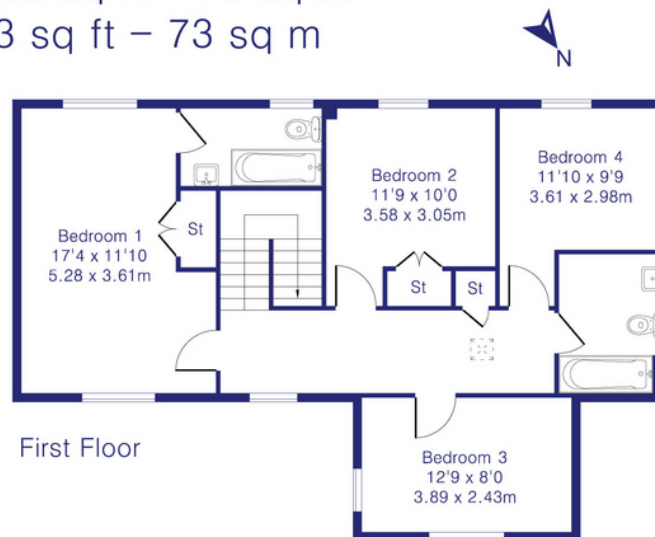
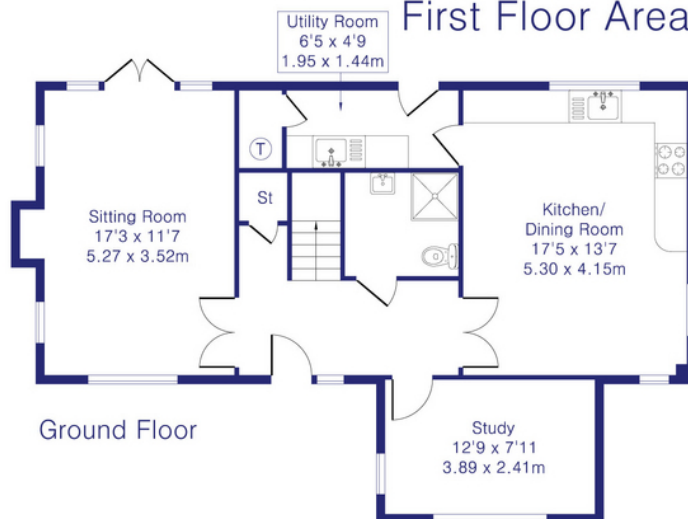
2. Any areas, measurements or distances are approximate.

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 1571 sq ft - 146 sq m

Ground Floor Area 788 sq ft – 73 sq m

First Floor Area 783 sq ft – 73 sq m



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