



13 The Quadrangle, Bicester, OX26 6HZ

Guide Price £315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



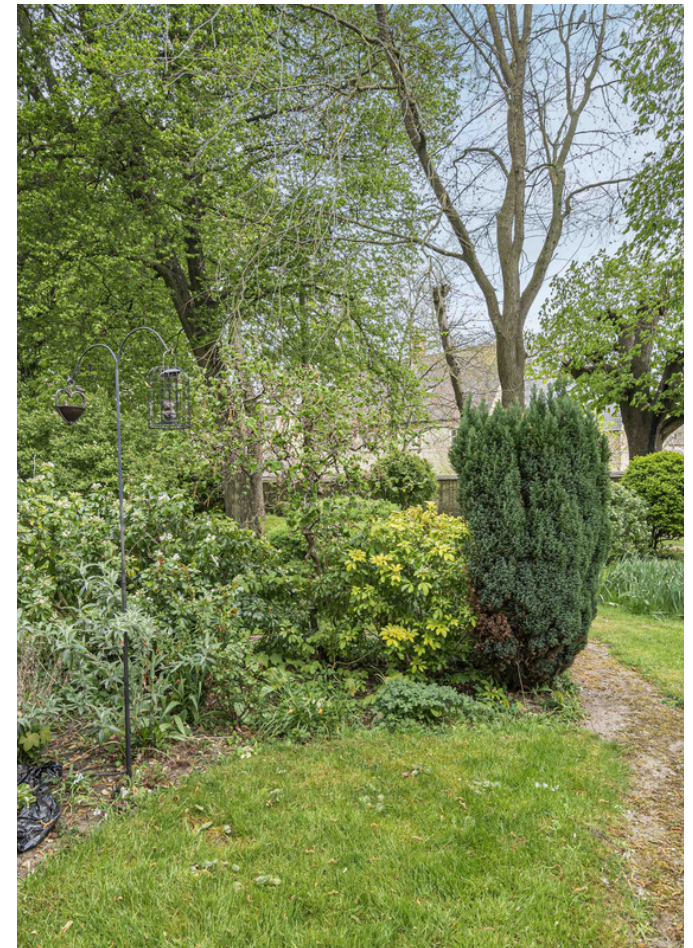
The Property

Designed specifically for the over 55's, a spacious two bedroom cottage with garage, superbly located in the grounds of a former manor house. This exceptional property offers; a large sitting room overlooking a beautifully manicured quadrangle, a separate dining room, kitchen and conservatory. Additionally on the ground floor there is a good entrance hall and a shower room. The first floor offers two double bedrooms and a thoughtfully designed bathroom.

MATERIAL INFORMATION

A traditionally constructed two bedroom centre terrace property built approximately 30 years ago. Mains water, electricity and drainage are connected, gas is not. Heating via electric storage heaters. Broadband - Ofcom states - all broadband speeds including Ultrafast are available. Predicted mobile phone availability - Ofcom states- indoors for voice Three and 02 are likely to have availability, EE and Vodafone have limited availability. For data EE, 02 and Vodafone have limited availability, three is likely to have availability. Outdoors all service providers are likely to have availability for both 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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. There is a garage and there is also parking on a first come, first served basis, but no allocated parking. Service Charge - £3,729.12 pa for 2024/25. There is a provision on the sale of the property that the owner will make a contribution to the sinking fund, please ask Thomas Merrifield for details. Local Authority: Cherwell District Council - D. EPC - D





Key Features

- A super two bedroom cottage designed for the over 55's
- Superb location in grounds of Bicester House
- Two proper reception rooms
- Two double bedrooms
- Garage in block
- Beautiful outlook both front and rear
- Convenient to many facilities
- Lounge and Library available in Bicester House
- No onward chain
- See our website for up-to-date material information.

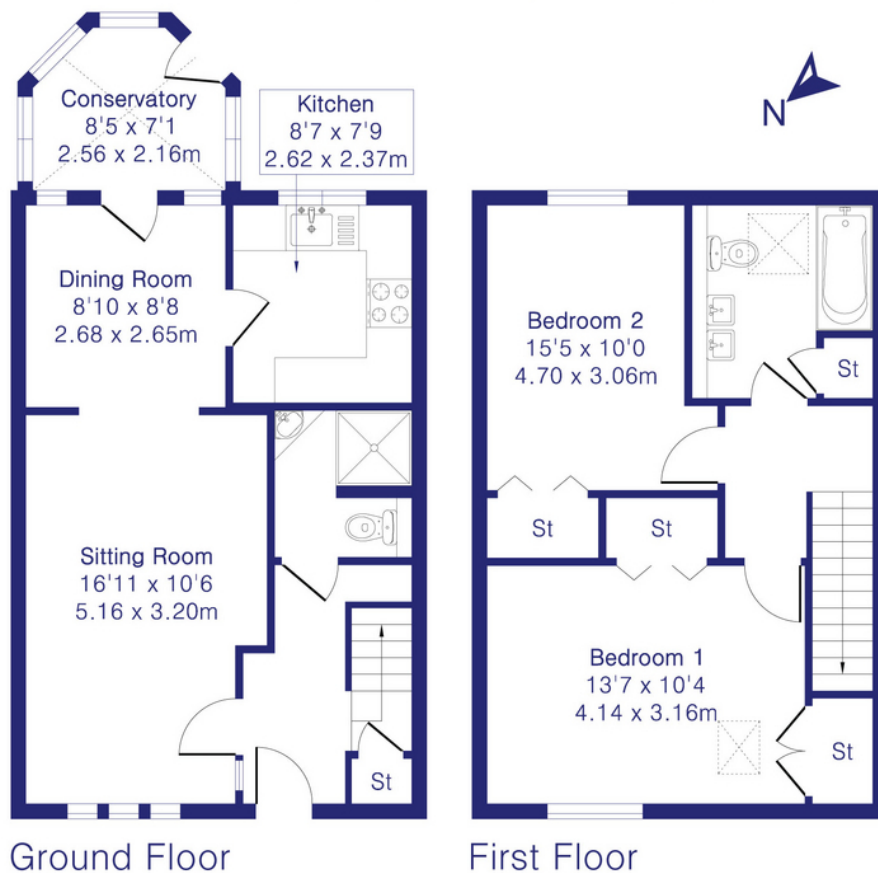
The Location

Ideally located in the quiet grounds of Bicester House looking out over attractive landscaped communal gardens to both front and rear. Bicester House is a fine period house, set in glorious gardens, with a library and sitting rooms. This unique environment is both quiet and secure while enjoying easy level access to local amenities including; the Littlebury Hotel, a pharmacist, doctors, dentists, shops, bars, restaurants and exceptional road and rail links.

Approximate Gross Internal Area 934 sq ft - 87 sq m

Ground Floor Area 496 sq ft – 46 sq m

First Floor Area 438 sq ft – 41 sq m



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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS