



3 Ploughley Close, Ardley, OX27 7PP

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A four bedroom detached house ideally located on a quiet close, in a very convenient village with good access to the M40 and A43.

An enclosed entrance porch leads you into the reception hall off which, is the dual aspect sitting room with French doors out to the garden. The dual aspect kitchen/dining room leads to a utility room with a shower room. Upstairs there are four bedrooms and a bathroom. The front garden is laid to lawn and planted with shrubs and has driveway parking for three cars and leads to a single garage. The rear garden has a patio, lawn and a large shed.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard and Superfast broadband are available (checker.ofcom.org.uk). Mobile – According to Ofcom there is limited mobile voice and data coverage indoors for EE, Three, O2 & Vodafone and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights is awaited. Nearby Bicester provides for all your everyday needs including; shops, amenities, bars, restaurants, nurseries and schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.

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





Key Features

- Four Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Ground Floor Shower Room
- Garage and Three Parking Spaces
- Front and Rear Gardens
- Set in a Quiet Close
- Oil Fired Central Heating to Radiators.
- See our website for up-to-date material information.

The Location

Local Shops 1.2m
 Bicester Market Square 5.0m
 M40 J10 0.9m
 London 66.5m
 Bicester North Station (London Marylebone from approx. 50 mins) 4.8m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 4.9m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 4.3m
 All times and distances are approximate.

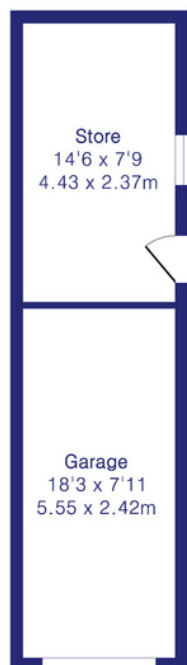


Approximate Gross Internal Area 1382 sq ft - 128 sq m

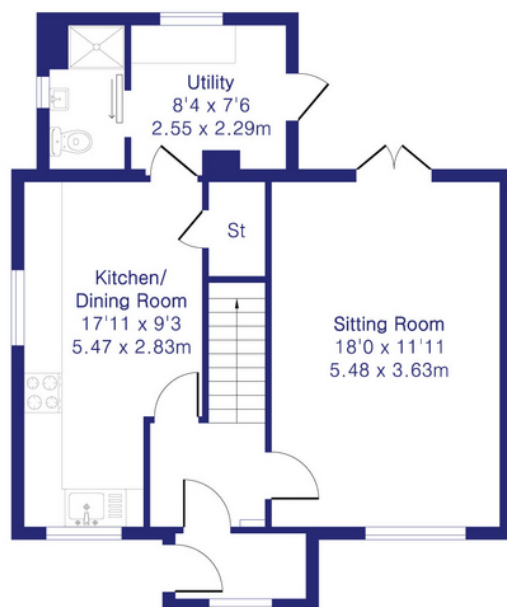
Ground Floor Area 572 sq ft – 53 sq m

First Floor Area 547 sq ft – 51 sq m

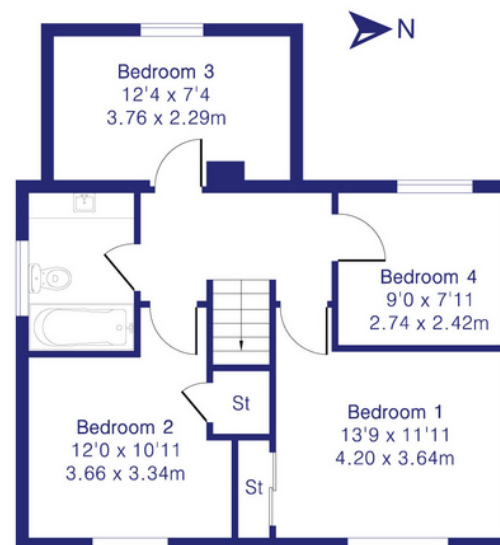
Garage Area 263 sq ft – 24 sq m



Garage



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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