



36 Coopers Green, Bicester, OX26 4XJ

Guide Price £575,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A superbly located and most attractively presented four bedroom detached house, improved throughout and offering a south west facing garden. There is a generous sitting room with feature stove, a separate dining room with double doors to the back garden and a well designed kitchen/breakfast room with extensive working surfaces and ample storage. All four bedrooms are good sizes, both the ensuite and bathroom have been refitted. To the front there is a lawn and parking approaching the single garage. To the rear there is a southwest facing garden with the bonus of a garden room, currently used as an office. Viewing highly recommended.

### MATERIAL INFORMATION

A traditionally constructed four bedroom detached house traditionally constructed in the mid 1990's. Mains gas, electricity, water and drainage are connected. Broadband according to Ofcom - all broadband speeds up to and including Ultrafast are available. Predicted mobile phone availability - according to Ofcom - indoors all services providers are predicted to have limited availability for both voice and data with the exception of 02 who are likely to have availability. Outdoors, all service providers are likely to have availability. 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.

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





## Key Features

- Spacious and attractively presented four bed detached
- Superb position on smaller scale development
- Generous sitting room
- Separate dining room
- Excellent kitchen/breakfast room
- Four good sized bedrooms
- Refitted bathroom and ensuite
- Bonus garden room/office
- South west facing rear garden
- See our website for up-to-date material information.

## The Location

Enjoying a lovely position opposite the green within this very popular smaller scale development. Coopers Green is within three quarters of a mile of Bicester North Station, it is also accessible to both primary and secondary schools. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.



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](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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## Approximate Gross Internal Area 1473 sq ft - 137 sq m

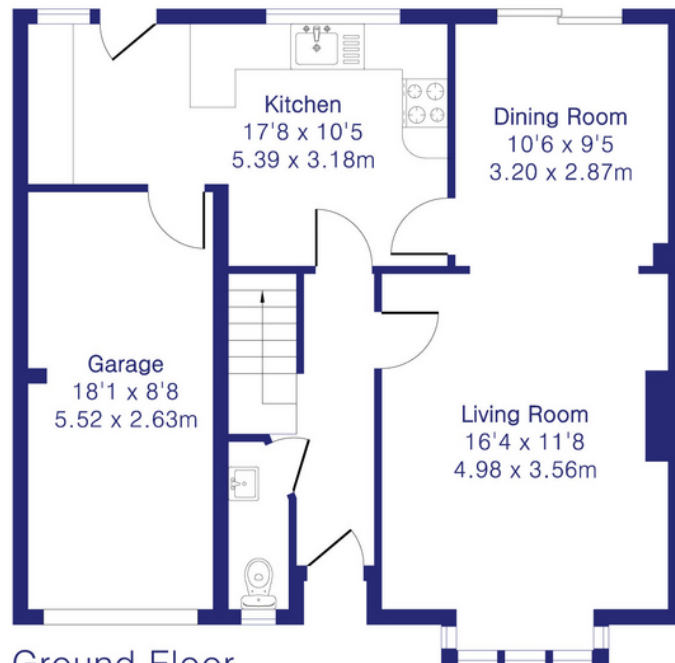
Ground Floor Area 709 sq ft – 66 sq m

First Floor Area 676 sq ft – 63 sq m

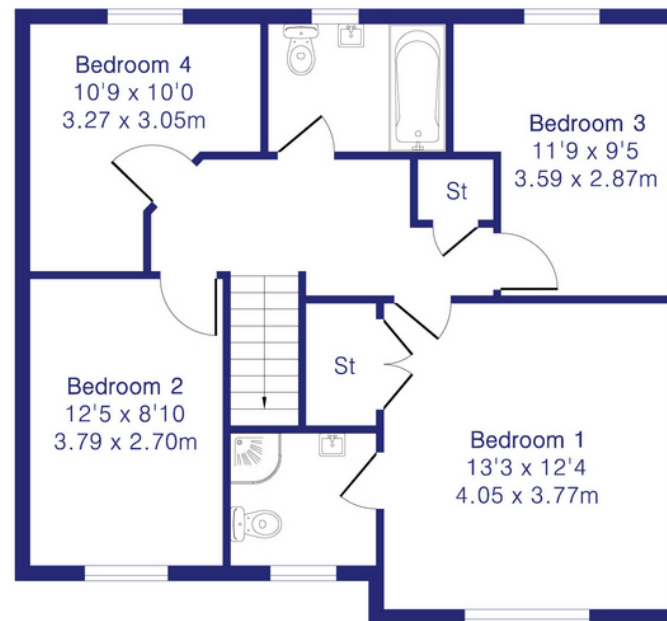
Outbuilding Area 88 sq ft – 8 sq m



Outbuilding



Ground Floor



First Floor