



10 Park Close, Middleton Stoney, OX25 4AS

Guide Price £675,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A wonderfully bright and spacious four bedroom detached house, with an excellent end of close position and a large private south west facing garden. This most attractive property has super ground floor accommodation including; a generous sitting room with double doors to the rear garden, a well proportioned dining room and a family/garden room. The kitchen and utility room have been thoughtfully designed. In addition there is; a ground floor cloakroom and the double garage, which may be accessed from the utility. All four bedrooms are well proportioned, with a particularly large ensuite to the master bedroom and a smart family bathroom. There is ample parking to the front and a lovely south west facing garden to the rear. Viewing highly recommended.

### MATERIAL INFORMATION

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

Broadband - according to Ofcom - standard and superfast broadband are available.

Predicted mobile phone availability - according to Ofcom - indoors EE, O2 and Vodafone have limited availability for voice. For data EE and Vodafone have limited availability. 3 and O2 have none. 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.

Local Authority: Cherwell District Council Band - E. EPC - D.







## Key Features

- Wonderfully bright and spacious detached house
- Four good bedrooms
- Lovely private south west facing garden
- End of close situation
- Attractively presented and well maintained
- Particularly generous ground floor accommodation
- Ensuite to master bedroom
- Great access to Bicester and junction 9 of the M40
- Viewing highly recommended

## The Location

Pleasantly situated towards the end of a small close of detached properties within the attractive village of Middleton Stoney. Middleton Stoney has many fine properties, a village hall and there are super walks over nearby Middleton Park. The nearby market town of Bicester provides for all day to day needs, as well as having railway stations with services between them to; London Marylebone, Birmingham and Oxford. The motorway network is easily accessible via junction 9 of the M40.

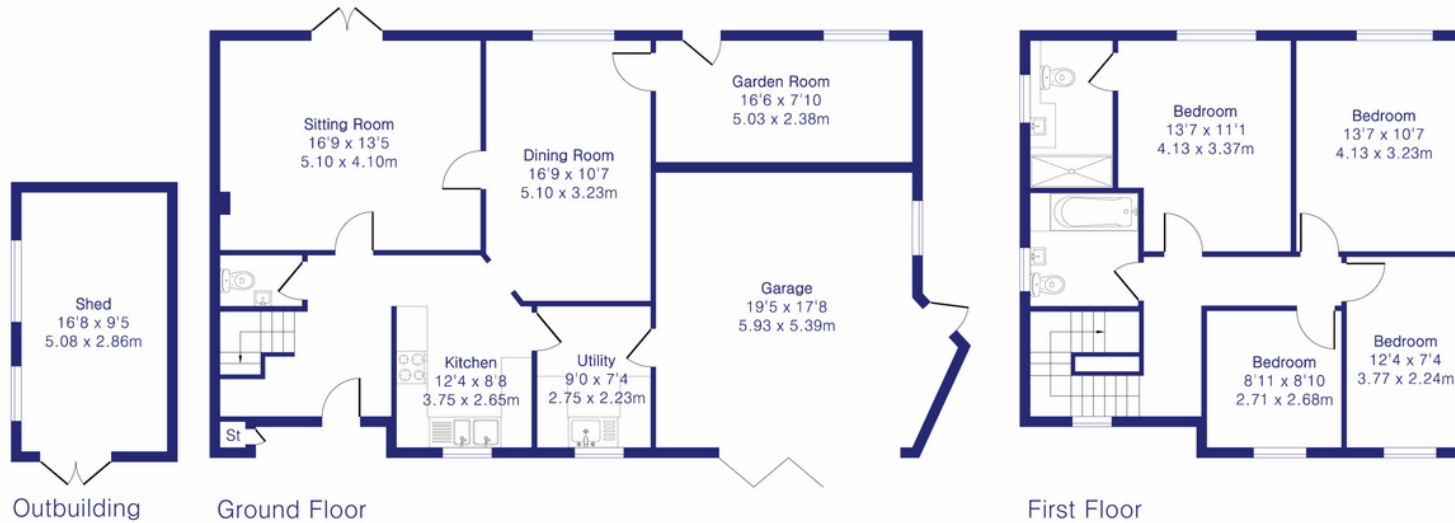


**Approximate Gross Internal Area 2016 sq ft - 188 sq m**

Ground Floor Area 1159 sq ft – 108 sq m

First Floor Area 701 sq ft – 65 sq m

Outbuilding Area 156 sq ft – 15 sq m



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**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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