



17 Bainton Road, Bicester, OX27 7LT

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A simply beautiful end terrace period cottage, situated in an extremely pretty village location. This sympathetically restored, extended and reconfigured cottage, offers exceptional ground floor accommodation. There is a lovely living room with fireplace, having wood burning stove and a superb extended kitchen/dining/family room with a part vaulted ceiling. Additionally on the ground floor there is a cloakroom and a super annexe bedroom suite with bi-fold doors to the rear garden and an ensuite shower room. The first floor offers two proper bedrooms and a beautiful refitted bathroom. To the front the property has ample parking and a pretty garden, catching the evening sun. The back garden is landscaped with terraces and patios offering a high degree of privacy.

### MATERIAL INFORMATION

An end terraced period cottage. Mains water, drainage and electricity are connected. Heating - gas fired boiler (LPG with underground tank) to radiators.

Broadband - Ofcom states - that all broadband speeds up to and including area available. Predicted mobile phone availability - Ofcom states - that indoors 02 and Vodafone have limited availability. EE and Three have none. 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.

Planning - There are two large scale planning applications in the vicinity of village. If you would like further information, please either contact Thomas Merrifield or the local authority Cherwell District Council.

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







## Key Features

- A simply beautiful three bedroom cottage
- Sympathetically renovated and restored
- Charming cosy living room
- Superb open plan kitchen/dining/family room
- Excellent self contained bedroom with ensuite
- Two further double bedrooms
- Refitted family bathroom
- Situated in an extremely pretty lane
- See our website for up-to-date material information.

## The Location

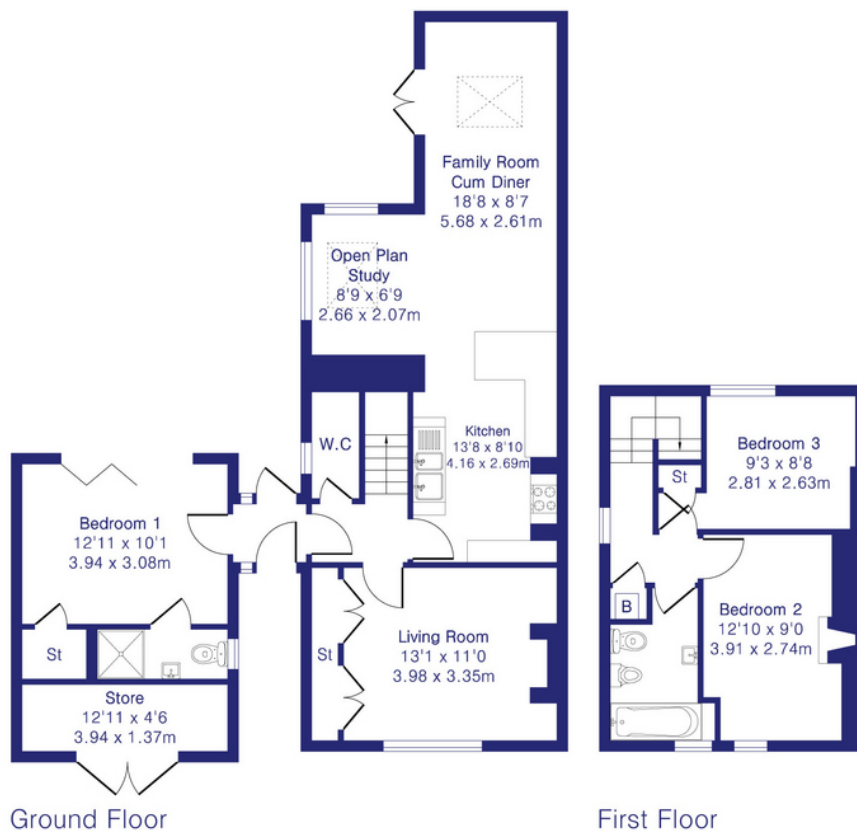
In a beautiful and quiet street in the heart of this attractive and desirable village. Bucknell has a well regarded local pub, parish church nearby to the property and lies only two miles from Bicester. Bicester provides for all everyday needs as well as mainline railway stations which between them provide services to Oxford, London, Birmingham and also on the new East West Railway. Both Junctions 9 and 10 of the M40 are easily accessible.



## Approximate Gross Internal Area 1133 sq ft - 105 sq m

Ground Floor Area 817 sq ft – 76 sq m

First Floor Area 316 sq ft – 29 sq m



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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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