



6 Chantenay Close, Bicester, OX27 8AY

Guide Price £430,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Super three bedroom 'A' rated energy efficient end of terrace family home with a detached home office or studio, landscaped garden, solar panels, rainwater harvesting, Triple Glazing and garage ideally located off a quiet pedestrian footpath. Off the hall are a cloakroom, dual aspect sitting room, dual aspect fitted kitchen dining room at the rear running the full width of the property, with an island and large bi folding doors out to the garden. Upstairs are three bedrooms with an ensuite and fitted wardrobe to the principal bedroom and a family bathroom. Outside at the front is a lavender bed, the single garage is in an adjacent block at the rear with a parking space in front accessed off a driveway shared by two neighbours. The rear garden has a choice of patios, flower and shrubs beds and a lawn. EPC Rating: A.

The property is connected to mains electricity, water and drainage with rainwater harvesting. Heating is via a community scheme - further details available from the selling agents. Broadband - according to Ofcom, Standard and Superfast broadband are available (checker.ofcom.org.uk). Mobile – According to Ofcom there is likely mobile voice coverage indoors for O2 & Vodafone with limited for EE & Three and likely data coverage indoors for Vodafone with limited for EE, Three & O2 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 are available from the agent.





Key Features

- Three Bedrooms
- A Rated Energy Efficiency
- Detached Home Office or Studio
- Single Garage in adjacent Block with a Parking Space in Front
- Triple Glazing
- Solar Panels
- Rainwater Harvesting
- District Heating System with underfloor heating in the Kitchen Dining Room
- Service Charge £492 per annum

The Location

The property is located in the popular Elmsbrook eco-village. Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities. Local Shops 0.8m, Bicester Market Square 1.7m, Bicester Village 1.8m, Bicester North Station (London Marylebone from approx. 50 mins) 1.5m, Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 2.1m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.6m. All times and distances are approximate.

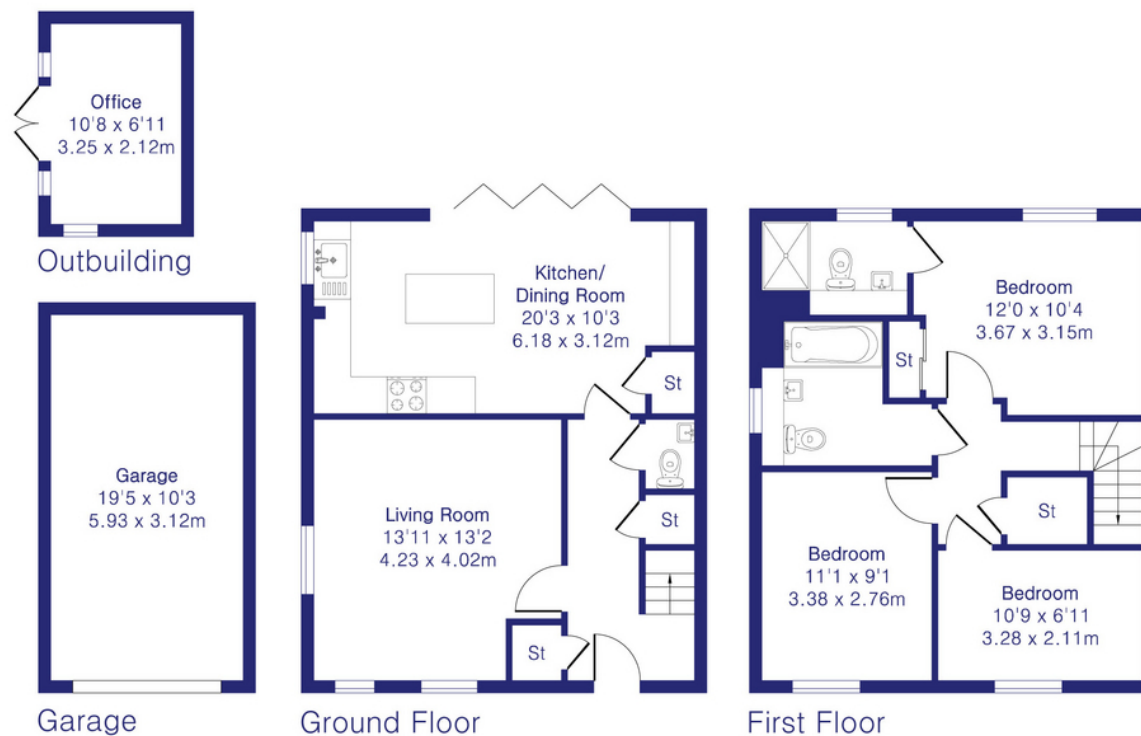
**Approximate Gross Internal Area 992 sq ft - 92 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 496 sq ft – 46 sq m

First Floor Area 496 sq ft – 46 sq m

Garage Area 199 sq ft – 19 sq m

Outbuilding Area 74 sq ft – 7 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.

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