



8 Stable Close, Fimmere, MK18 4AD

Guide Price £825,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super, well presented, bright and airy five bedroom detached family home with an attractive private garden and a super detached office with kitchen and shower room all ideally located in a quiet exclusive close. From the hall there is; a study/family room, a cloakroom, dual aspect sitting room with a feature stove and a super open plan kitchen/dining with a large island unit and bi fold doors and utility room. There are five bedrooms and a family bathroom, four of which have fitted wardrobes. The principal bedroom has an en suite. The front garden is laid to lawn with a shared driveway with three parking spaces. The rear garden offers good privacy, it has been landscaped with terraced patios, a water feature and lawn. The detached garage has been converted into a super office on the first floor with a fitted kitchen and shower room on the ground floor.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, up to Ultrafast broadband is available. Mobile – According to Ofcom there is likely mobile voice coverage indoors for EE, O2 & Vodafone with none for Three and limited data coverage indoors EE, O2 & Vodafone with none for Three 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 upon request. 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. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.





Key Features

- Five Bedrooms
- Dual Aspect Sitting Room
- Super Open Plan Kitchen Dining Room
- Family Room or Study
- Bathroom, En Suite and Cloakroom
- Garage Converted into a super Home Office with Kitchen and Shower Room
- Three Parking Spaces
- Attractive Landscaped Garden with Water Feature
- Driveway Shared with the Neighbour
- Bright and Airy

The Location

Bicester, Buckingham and Brackley provide 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 Authority: Cherwell District Council - G EPC. C

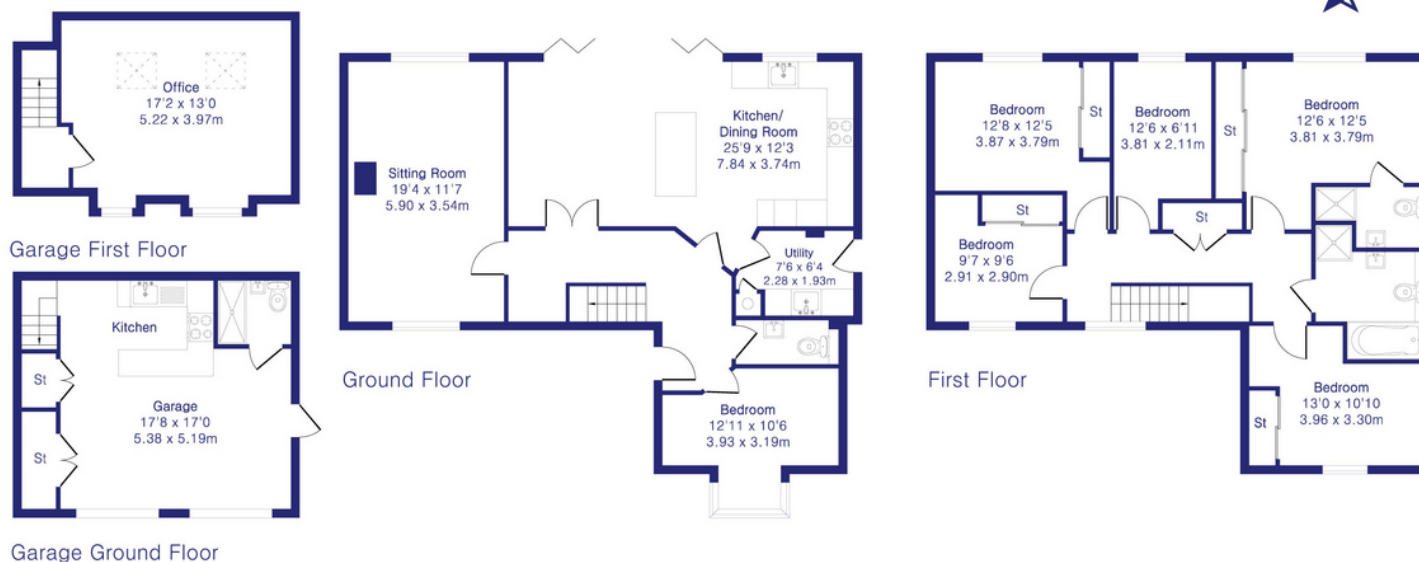
**Approximate Gross Internal Area 1733 sq ft - 161 sq m
(Excluding Garage)**

Ground Floor Area 885 sq ft – 82 sq m

First Floor Area 848 sq ft – 79 sq m

Garage Ground Floor Area 342 sq ft – 32 sq m

Garage First Floor Area 259 sq ft – 24 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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