



The Firs Thame Road, Blackthorn, OX25 1TE  
Guide Price £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A super brand new four bedroom, semi detached village house, in a lovely edge of village location. This stylish and highly specified new house has a generous plot, parking and a double garage. The ground floor provides a bright, open plan living area with the kitchen section having a good range of fitted appliances, there is a utility room off. Also on the ground floor is a hallway and cloakroom. The upper floors between them provide four bedrooms with three bath/shower rooms in all. The property is fully built and ready to view now.

### MATERIAL INFORMATION

Mains; electricity, water and drainage are connected. Heating via air source heat pump. EPC rating to be assessed.

Broadband - Ofcom states for other nearby houses - that all broadband speeds are available.

Predicted mobile phone availability - Ofcom states - EE and Three; variable in-home, good outdoor. 02 and Vodafone (good outdoor only).

Local Authority: Cherwell District Council - Council tax band to be advised. EPC rating to be advised.

10 Year Warranty



### MATERIAL INFORMATION

A traditionally constructed semi-detached house on a development of only three properties.



## Key Features

- A super, brand new, four bedroom semi detached house
- Principally open plan living to ground floor
- Three bathrooms/shower rooms
- Ten year warranty
- Kitchen with a range of fitted appliances
- Generous plot
- Double garage
- One of only three properties
- Fully built and ready to view now
- See our website for up-to-date material information.

## The Location

Enjoying an edge of village location within the attractive and desirable village of Blackthorn, being one of only three properties in this well designed development. Blackthorn has a village hall, parish church and many good quality properties, both new and old. The nearby Market Town of Bicester provides for everyday needs as well as having extensive railway services with connections to London Marylebone, Oxford, Birmingham and on the new East-West rail link. It is easily accessible to the A41 and consequently the motorway network.



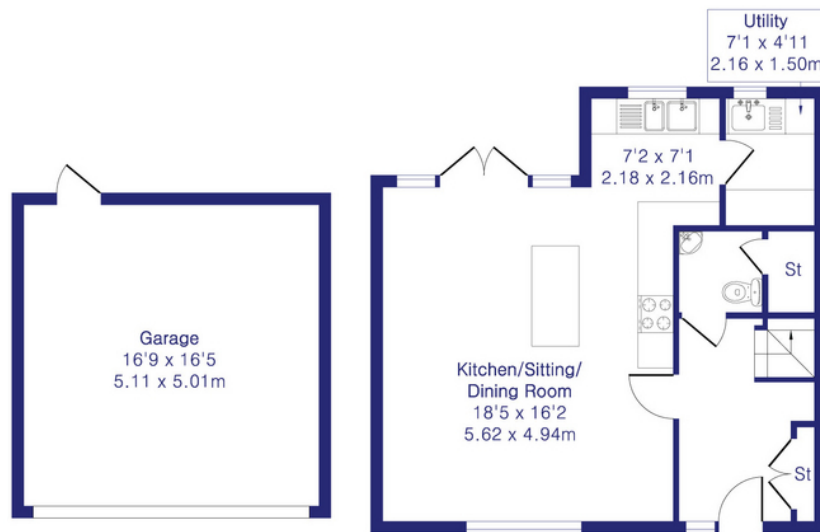
**Approximate Gross Internal Area 1192 sq ft - 111 sq m  
(Excluding Garage)**

Ground Floor Area 509 sq ft – 47 sq m

First Floor Area 447 sq ft – 42 sq m

Second Floor Area 236 sq ft – 22 sq m

Garage Area 276 sq ft – 26 sq m

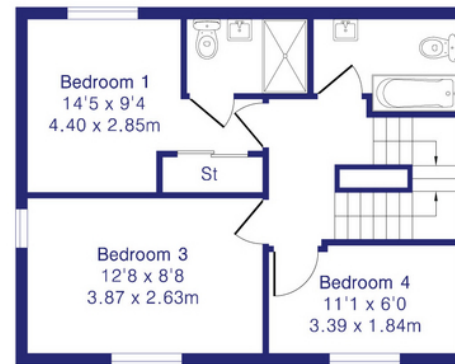


Garage

Ground Floor



Second Floor



First Floor

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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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