



The Laurels Station Road, Blackthorn, OX25 1TA

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A brand new detached, individually designed house, in a super edge of village location. This stylish and highly specified property offers flexible and adaptable accommodation with three bathrooms and three bedrooms. There is a wonderful open plan living through much of the ground floor, a kitchen with fitted appliances and a separate utility room. The living room is triple aspect with double doors opening onto the west facing garden. Additionally on the ground floor there is a bedroom or second reception room and a bathroom. First floor offers two wonderfully spacious bedrooms, both of which are ensuite. With ample parking and well proportioned garden, this is a truly exceptional new home. Fully built and ready to view.

MATERIAL INFORMATION

A traditionally constructed, individual detached house on a development of only three properties. 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





Key Features

- A brand new individual three bedroom detached house
- Wonderfully light open plan living
- Three bath/shower rooms
- 10 year warranty
- Triple aspect living area
- Generous plot with west facing garden
- Ample parking
- One of only three properties
- Ready to move into.
- 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 1353 sq ft - 126 sq m

Ground Floor Area 749 sq ft – 70 sq m

First Floor Area 604 sq ft – 56 sq m



Ground Floor



First Floor

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