



An attractive three bedroom property,
delightfully located in a highly desirable
village.

5 Cherry Street
Stratton Audley Oxfordshire OX27 9AA

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An attractive three bedroom property, delightfully located in a highly desirable village. The property offers; well thought out accommodation, over two floors with the addition of a loft having the benefits of roof windows. On the ground floor there is an entrance hall, cloakroom, two reception rooms and a well proportioned kitchen/breakfast room. The sitting room has double doors opening on to the rear garden. On the first floor there are three bedrooms and a bathroom with a separate shower cubicle. Outside there is ample parking and a well enclosed back garden.

SITUATION

Located in one of the areas most desirable villages in a particularly pretty street. The property lies approximately two miles to the north of Bicester. Bicester is a thriving and historic market town with an excellent range of; shopping, recreational and employment opportunities. The town has two mainline stations with services direct to Marylebone (approximately 45 minutes), Bicester Village station also provides services to Oxford (approximately 15 minutes). Junctions 9 and 10 of the M40 are accessible.

AGENTS NOTES

All main services are connected. With the exception of gas. Oil fired central heating to radiators.

Local Authority: Cherwell District Council; Band F. EPC Rating: C

Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



DIRECTIONS

Exit Bicester via the Buckingham Road at approximately half a mile after leaving Bicester, turn right sign posted Stratton Audley. Continue on this road into the village. At the junction turn left and then almost immediately right into Cherry Street, where the property will be found on the left hand side.



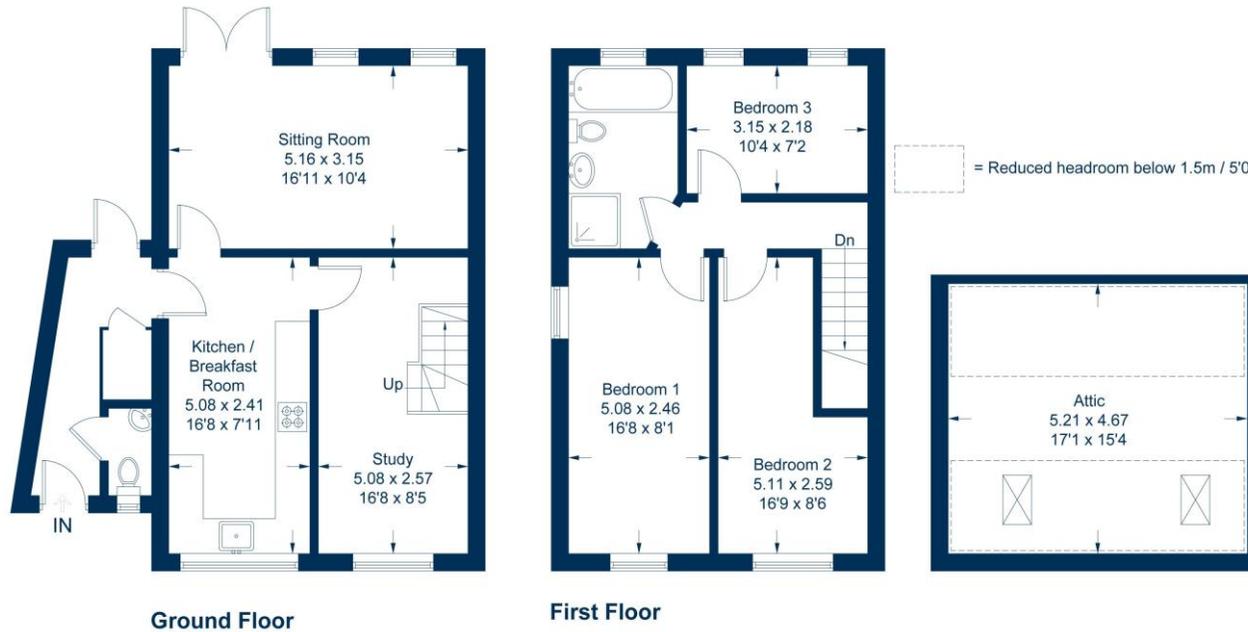


- **An attractive three bedroom end terrace**
- **Two reception rooms**
- **Ground floor cloakroom**
- **Bathroom with separate shower cubicle**
- **Parking**
- **Gardens**
- **Situated in pretty street**
- **Highly desirable village**
- **Nearby to Bicester for all services**

Guide Price £325,000 Freehold



Approximate Gross Internal Area (Excluding Attic)
 Ground Floor = 52.7 sq m / 567 sq ft
 First Floor = 43.7 sq m / 470 sq ft
 Total = 96.4 sq m / 1,037 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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