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4 Barretts Row  
Wendlebury Oxfordshire OX25 2PH

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A charming combination of old and new, this updated and extensively improved village home has a stunning landscaped rear garden. With over 1700 feet of well thought out accommodation, 4 Barretts Row offers high quality materials and stylish design. On the ground floor there is a dining room with wood burner, a separate sitting room, a study and a generous family room with bifold doors opening to the rear garden. On the first floor there are four bedrooms, including the main bedroom which is en-suite and a family bathroom. Outside there is driveway parking and a stunning private landscaped rear garden.

### SITUATION

Located in the pretty village of Wendlebury which has a thriving community and facilities including; a well regarded village pub/restaurant, village church, village hall and playground. Bicester provides for all your additional everyday needs to include; extensive shopping, recreational and recruitment possibilities. Excellent road and rail links include access to the A34 and Junction 9 of the M40 with Bicester Village Station providing a service to London Marylebone in approximately 45 minutes and Oxford in approximately 12 minutes.

### AGENTS NOTES

All main services are connected. All mains services connected, excluding gas. Oil fired central heating to radiators.

Local Authority: Cherwell District Council; Band D. EPC Rating: E

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



### DIRECTIONS

Leaving Bicester on the A41 in a southerly direction and after approximately one mile, turn left signposted Wendlebury (last turning prior to junction 9 of the M40). Proceed into the village where 4 Barretts Row can be located on the left.



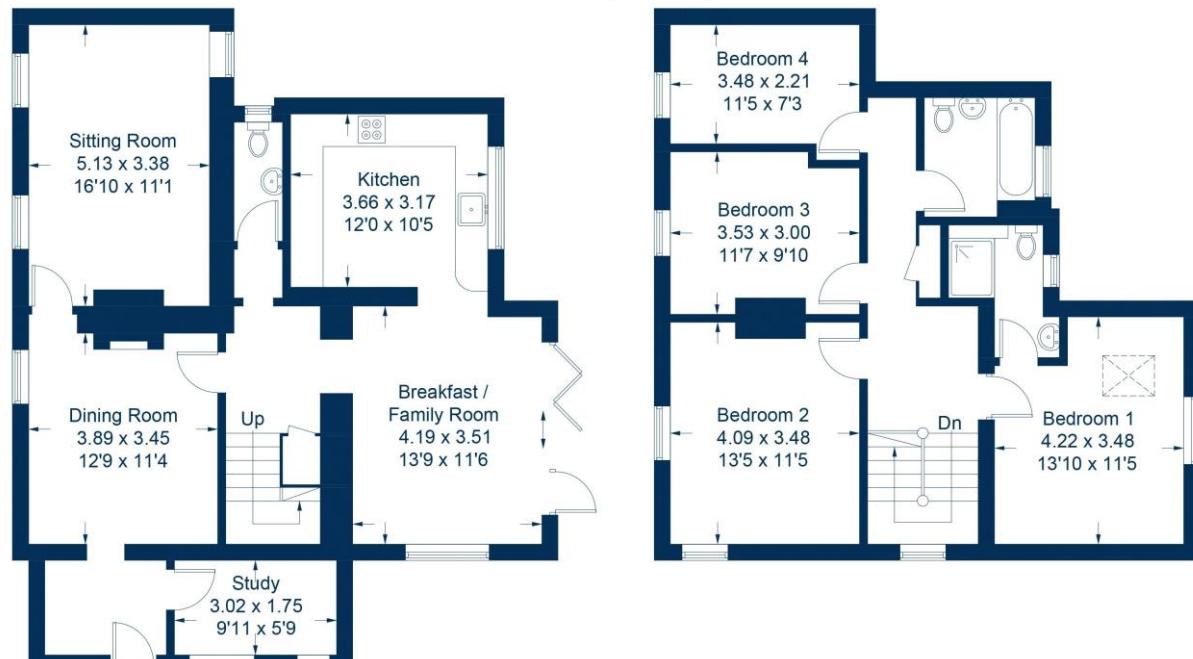


- Charming 4 bedroom village home
- Beautifully landscaped rear garden with covered gazebo
- Kitchen/breakfast/family room
- Three further reception rooms
- Ensuite to master bedroom
- Good road and rail links
- Ample driveway parking
- Pretty village with thriving community

**Guide Price £650,000 Freehold**



Approximate Gross Internal Area  
Ground Floor = 88.7 sq m / 955 sq ft  
First Floor = 72.2 sq m / 777 sq ft  
Total = 160.9 sq m / 1732 sq ft



### Ground Floor

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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### First Floor

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