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Brackley Northamptonshire NN13 5RH

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A detached family home, situated in this quiet hamlet. It is perfectly located to the A43 and the wider national motorway links. The entrance hall flows through the bungalow with all the rooms off. There is a small study, four bedrooms, a bathroom and a shower room. As you move through the property the kitchen is fully fitted with wall and base units. The utility leads you out to the garden. Continuing along the hall you come to the dining room which has wood flooring and flows into the sitting room with a wood burning stove and French doors which open into the garden. The rear garden is laid to lawn with flower beds, a paved patio and two decked seating areas one of which is covered perfect for the British climate. The front garden is laid to gravel. There is plenty of space for parking and a garage.

SITUATION

The thriving market towns of Brackley (3 miles approx) and Bicester (7.8 miles) 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, recreational and recruitment possibilities. The property is ideally located just 0.4m off the A43 leading to both the M40 J10 (4.1m) to London, Birmingham and the A34 to Oxford and the South and the M1 J15a (20.3m), to London and the North. Bicester has good public transport to Oxford, Buckingham, Milton Keynes and Cambridge. There are regular rail links to London Marylebone, Birmingham and Oxford.

AGENTS NOTES

All main services are connected.

Local Authority: Cherwell District Council; EPC Rating: D

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



DIRECTIONS

Local Shops 3.0m, Brackley Market Square 3.0m, Bicester Market Square 7.8m, Oxford Carfax Tower 21.5m, London 69.6m, Birmingham 64.9m, Birmingham Airport 53.6m, Bicester North Station (London Marylebone approx. 50 mins) 8.1m, Bicester village Station (London Marylebone from 51 mins, Oxford 16 mins) 8.9m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 7.4m All times and distances are approximate



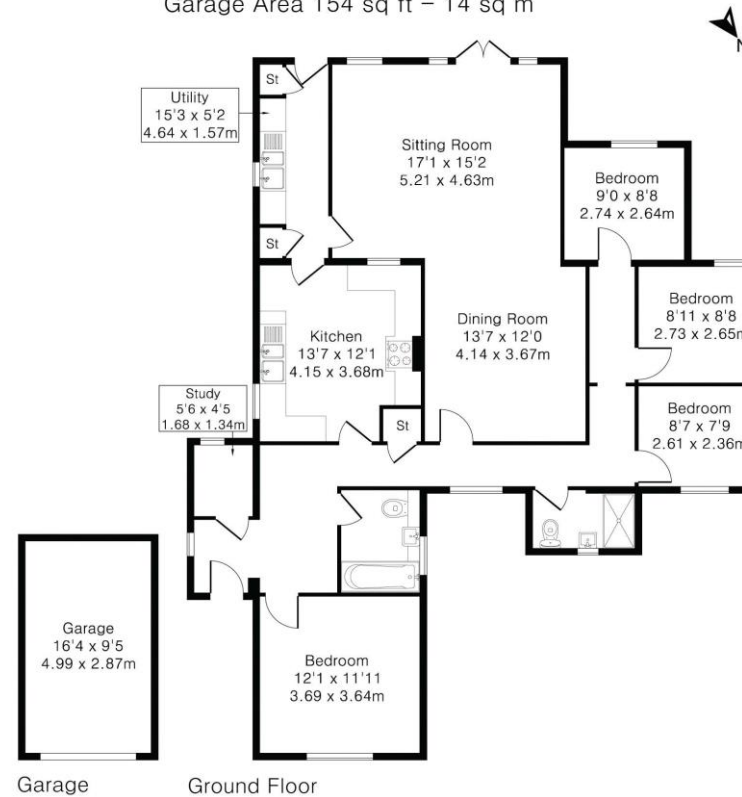


- **Four bedrooms**
- **Sitting Room**
- **Dining Room**
- **Kitchen**
- **Utility Room**
- **Two Bathrooms**
- **Private Garden**
- **Garage and Ample Off Street Parking**
- **Conveniently Located Hamlet**
- **Council Tax:**

Guide Price £530,000 Freehold



Approximate Gross Internal Area 1557 sq ft – 144 sq m
 Ground Floor Area 1403 sq ft – 130 sq m
 Garage Area 154 sq ft – 14 sq m



Contact:

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