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1 Cherry Street  
Stratton Audley Oxfordshire OX27 9AA

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A delightful and significantly improved, natural stone period cottage with; tremendous character, a particularly large garden and two double bedrooms. Situated in a pretty and desirable village. No onward chain. This beautifully presented home has been improved over recent years to include; a newly slated roof, lime mortar re-pointing, boiler replaced approximately one year ago, refitted kitchen with integrated appliances and a recently installed log burner. The cottage; has all the period features you would hope for and offers light and airy accommodation, particularly for a period cottage. On the first floor there are two excellent bedrooms and a large well appointed bathroom. A particular feature of the property is the large and well landscaped garden with; patio, lawn and fruit trees, being bounded to the end by a substantial natural stone wall (overall 115 x 35). Immediately outside the property there is convenient on street parking in a quiet road.

## SITUATION

Situated in a quiet street within the highly popular and pretty village of Stratton Audley. The village has a well regarded pub and is just two miles to the north of Bicester. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

## AGENTS NOTES

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

Local Authority: Cherwell District Council; EPC Rating: E

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



## DIRECTIONS

Exit Bicester via the Buckingham Road and after three quarters of a mile, turn right sign posted Stratton Audley. Continue on this road into the centre of the village where you should turn left and then immediately right into Cherry Street, where the property will be found on the right hand side. (Accessed via a white painted gate).



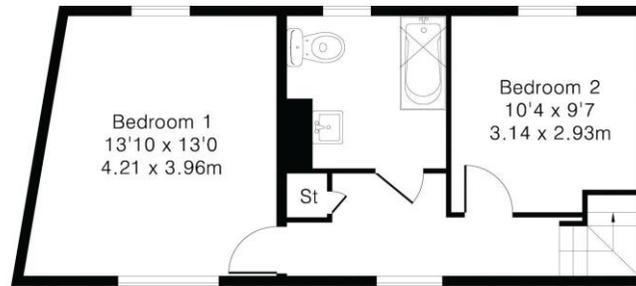


- **Delightful cottage in a secluded location**
- **Substantially improved and updated.**
- **Two excellent bedrooms**
- **Many period features**
- **Large attractive garden**
- **Village with traditional pub**
- **Three miles to central Bicester**
- **Excellent access to road and rail links**
- **No onward chain**
- **Council Tax: D**

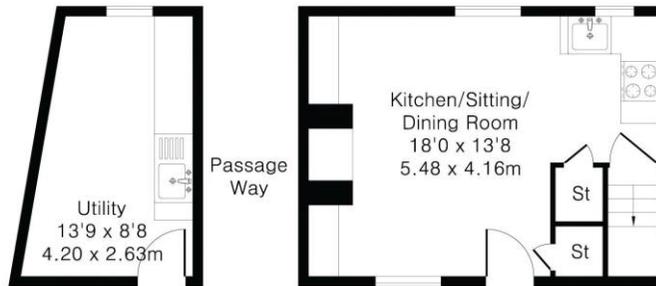
**Guide Price £320,000 Freehold**



Approximate Gross Internal Area 765 sq ft – 72 sq m  
 Ground Floor Area 350 sq ft – 33 sq m  
 First Floor Area 415 sq ft – 39 sq m



First Floor



Ground Floor



## Contact:

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