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May Cottage
Marsh Gibbon Oxfordshire OX27 0AW

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A charming and substantial semi detached cottage with a generous plot, in a super rural position. May Cottage is a lovely combination of old and new, beautifully positioned in a rural edge of village location. The extensive accommodation includes; an adorable family/dining room with beams, exposed stone and a fireplace with wood burner, delightful dual aspect sitting room with double doors to the garden, a kitchen breakfast room and a ground floor shower room. On the first floor there are five bedrooms with a particularly large master having a balcony overlooking gardens with views beyond. The generous garden is a major feature of the property; there is a double garage and other outbuildings. Viewing highly recommended.

SITUATION

Set in a super semi-rural location on the outskirts of the village of Marsh Gibbon. Marsh Gibbon is an attractive and desirable village with a primary school, a very active village hall and social life, The Plough (which is shortly to re-open) and there is a village store. Bicester (approximately 4 miles) provides for all everyday needs as well as having main line railway stations with services to Oxford, Birmingham and London. The M40 is also easily accessible via Junctions 9 and 10.

AGENTS NOTES

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

Local Authority: Aylesbury Vale District Council; EPC Rating: D

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

Please be aware that the vendor of this property, is an employee of Thomas Merrifield (Bicester).



DIRECTIONS

Exit Bicester via the A41. Follow this road under railway bridge past the first turning to Marsh Gibbon. Proceed for a further quarter of a mile or so before turning left. On reaching a cross roads, turn right and continue on this road. Shortly after passing a junction on your left, May Cottage will also be found on the left (opposite the playing fields).



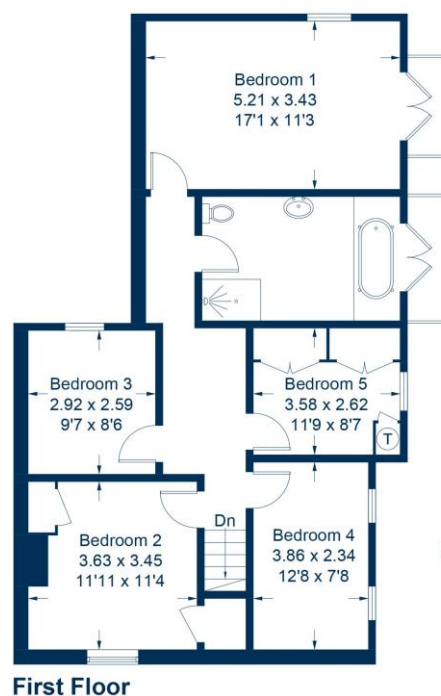
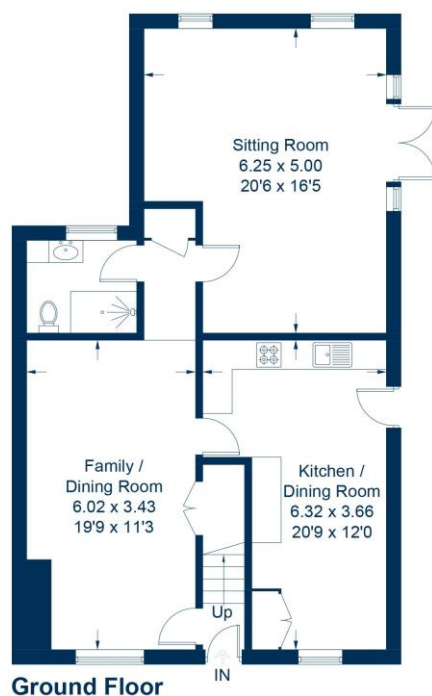


- Charming and substantial semi detached cottage
- Super rural edge of village location with village amenities
- Lovely combination of old and new
- Generous plot
- Double garage and outbuildings
- Two charming reception rooms
- Kitchen/breakfast room
- Luxury bathroom and ground floor shower room
- Five bedrooms
- Council Tax F

Guide Price £750,000 Freehold



Approximate Gross Internal Area
 Ground Floor = 83.8 sq m / 902 sq ft
 First Floor = 80.2 sq m / 863 sq ft
 Garage / Store = 49.4 sq m / 532 sq ft
 Total = 213.4 sq m / 2,297 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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