



A spacious and well presented three bedroom, semi-detached family home with a super dining family room and home office in this highly desirable village.

6 Station Road
Marsh Gibbon Oxfordshire OX27 0HN

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A spacious and well presented three bedroom, semi-detached family home with a super dining family room and home office in this highly desirable village. You enter the reception hall with stairs on your left and a cloakroom on your right. Ahead of you a door leads into the fitted kitchen with the utility room leading out to the garden at the far end. To your right is the sitting room which has a fireplace with a wood burning stove and wooden flooring, this continues into the super open plan dining/family room at the rear of the house a vaulted ceiling with wood flooring and bi-fold doors out to the garden. Upstairs are three double bedrooms and a modern family bathroom. At the front of the property is parking flanked by lawn and flower beds. There is a side access to the south-westerly facing rear garden with a patio immediately outside the dining/family room, lawn, flower beds and a really useful home office or garden room.

SITUATION

Marsh Gibbon is situated on the Oxfordshire and Buckinghamshire border. The parish Church of St Mary dates from Norman times with a lovely old manor house and wedding barn next door. The village has a thriving community with many clubs and associations including an active village hall, playground, all weather sports field, tennis football and cricket clubs and riding schools. A new village shop is currently under construction and the village are in the process of buying the lease of the Greyhound Pub as a village community pub. There is a playgroup, a well-regarded Church of England Primary School and the village lies in the Buckinghamshire Grammar School catchment area. The thriving market town of Bicester provides 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.

AGENTS NOTES

All main services are connected. Communication links are excellent from Bicester with public transport to Oxford, Buckingham, Milton Keynes and Cambridge. From Bicester North there are regular rail links to London Marylebone and Birmingham. From Bicester Village Station there are services to London Marylebone and Oxford (12 mins). Alternatively, the A41 leads to Junction 9 of the M40 to London, Birmingham and the A34 to Oxford and the South.

Local Authority: Aylesbury Vale District Council; Band C. EPC Rating: D

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



DIRECTIONS

Local Shops 0.2m (coming 2022), Village Primary School 0.2m, Bicester Market Square 5.8m, Buckingham Market Square 10.6m, Oxford Carfax Tower 17.8m, London 72m, Bicester North Station (London Marylebone from approx. 50 mins) 6.7m, Bicester village Station (London Marylebone from 51 mins, Oxford from approx. 12 mins) 5.4m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 6.0m



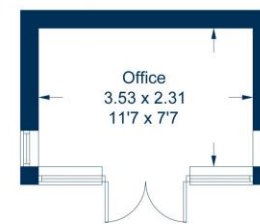


Guide Price £410,000 Freehold

- **Well Presented Three Bedrooms**
- **Sitting Room with Wood Burner**
- **Bright and Airy Dining Family Room**
- **Kitchen**
- **Bathroom**
- **Parking**
- **Gardens**
- **Garden Room or Home Office**
- **Popular Village Location**
- **Approved planning permission for a double store extension, to make a snug, large open kitchen with larger utility and a fourth bedroom with ensuite**



Approximate Gross Internal Area
 Ground Floor = 56.7 sq m / 610 sq ft
 First Floor = 35.2 sq m / 379 sq ft
 Outbuilding = 8.4 sq m / 90 sq ft
 Total = 100.3 sq m / 1,079 sq ft



Outbuilding

(Not Shown In Actual
 Location / Orientation)

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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