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3 Marie Close  
Poundon Oxfordshire OX27 9BH

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A substantial and beautifully presented, four bedroom detached house with generous gardens in a village setting. No onward chain. Constructed approximately twenty five years ago, this substantial detached house offers; spacious and well thought out accommodation over two floors. The main sitting room has an open fireplace and is dual aspect with double doors opening onto the south west facing rear garden. Additionally on the ground floor there are two further reception rooms, a beautifully refitted kitchen, utility room and cloakroom. All four bedrooms are doubles with the master bedroom having a refitted ensuite. The property offers a conventional front garden, a double garage and a most attractive south west facing rear garden.

### SITUATION

Located within a small close of only three properties. Poundon is a small and attractive village on the Buckinghamshire side of the Bucks/Oxon border. The nearby market town of Bicester (approximately five miles) provides for all everyday needs as well as offering mainline railway services to Oxford, Birmingham and London Marylebone (approximately 45 minutes).

### AGENTS NOTES

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

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

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



### DIRECTIONS

Exit Bicester via the Launton Road, continue on this road over the railway bridge and into Launton. At the crossroads in the centre of Launton turn left onto Station Road, continue on this road for some distance before reaching another crossroads where you should go straight on sign posted Poundon. Marie Close will be found on the right hand side approximately 200 yards after the Manor House.



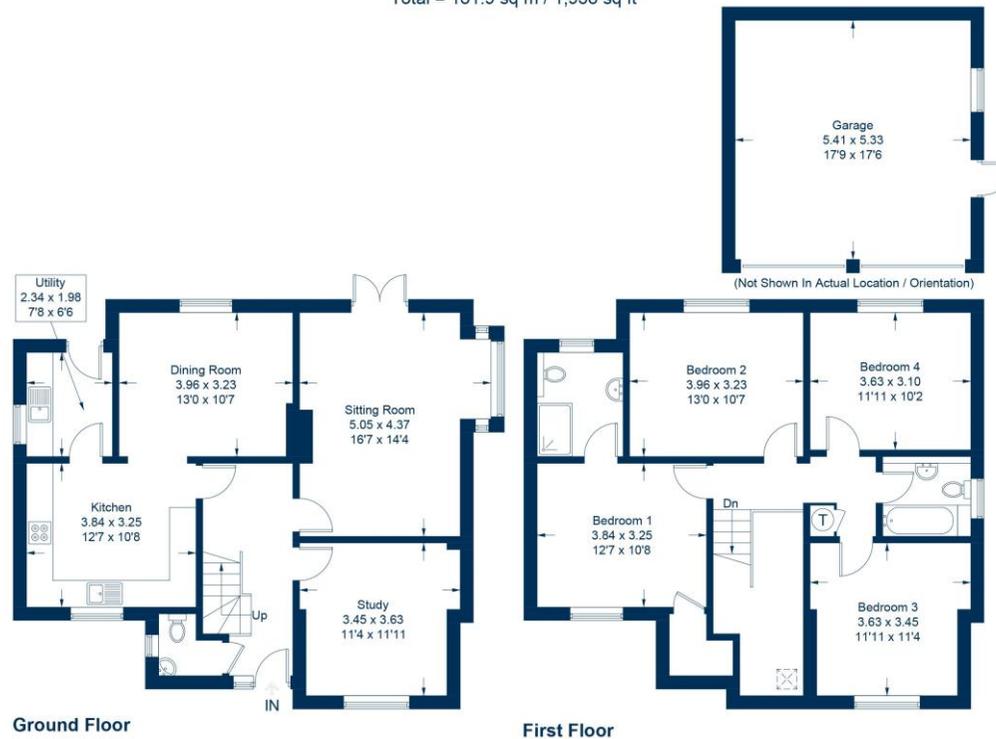


- **Beautifully presented detached house**
- **Generous room sizes throughout**
- **Four double bedrooms**
- **Generous south west facing garden**
- **Three reception rooms**
- **Refitted kitchen**
- **Refitted bathroom and ensuite**
- **Double garage**
- **Close of only three properties**
- **End of Chain.**

**Guide Price £700,000 Freehold**



Approximate Gross Internal Area  
 Ground Floor = 76.9 sq m / 828 sq ft  
 First Floor = 76.0 sq m / 818 sq ft  
 Garage = 29.0 sq m / 312 sq ft  
 Total = 181.9 sq m / 1,958 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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 SALES LETTINGS

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