



£500,000

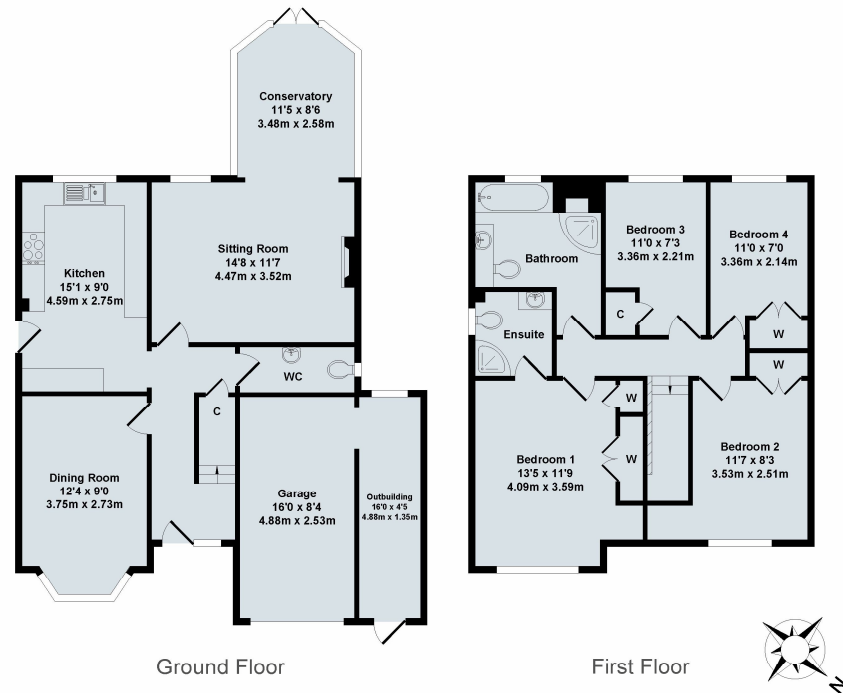
THOMAS
MERRIFIELD

SALES LETTINGS

Cotswold House Bell Lane Cassington Oxon OX29 4DS



Situated in the popular village of Cassington a 4 bedroom detached property offering flexible accommodation, south-westerly facing rear garden, sitting room with wood burning stove and no onward chain.

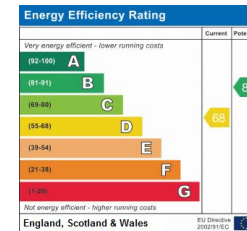


Ground Floor

First Floor

Total Approx. Floor Area 1498 Sq.Ft. (139.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



- Detached family house with flexible accommodation
- Village location
- 12' Dining Room
- 14' Sitting Room opening into Conservatory
- Wood Burning Stove
- Double Glazed Conservatory
- Cloakroom
- Fitted 15' Kitchen
- Master Bedroom with En-Suite & 3 further Bedrooms (all bedrooms with fitted cupboards)
- Family Bathroom
- Garage leading through to Outbuilding
- South-westerly facing rear Garden
- Driveway Parking for 2 vehicles
- Council Tax Band F
- No onward chain

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.

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